

## Appendix J – Phase I Environmental Site Assessment

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July 23, 2019

RE: Modified Phase I Environmental Site Assessment  
I-229 Exits 3 and 4  
Sioux Falls, South Dakota  
State Project No. IM 2292(84)3 and IM  
2292(101)4  
SEH No. SDDOT 147016

Steve Gramm, P.E.  
Planning Engineer  
South Dakota Department of Transportation  
700 E. Broadway Avenue  
Pierre, SD 57501  
(605) 773-6641

Dear Mr. Gramm:

Short Elliott Hendrickson (SEH) has completed the Modified Phase I Environmental Site Assessment (ESA) for the I-229 Exits 3 and 4 Project located in Sioux Falls, South Dakota. The project area was assigned South Dakota Department of Transportation (SDDOT) Project Numbers IM 2292(84)3 and IM 2292(101)4. Select features are depicted on **Figures 1 and 2**.

### **Project Overview and Scope**

SDDOT plans to reconstruct I-229 at Exit 3 (Minnesota Ave) and Exit 4 (Cliff Ave) in Sioux Falls, Minnehaha County, South Dakota. Associated activities in the project area may include addition of turn lanes, grading, aggregate base, concrete curb and gutter, bituminous surfacing, and concrete sidewalk and/or bike lanes.

The purpose of this study was to identify potential soil, groundwater and soil vapor contaminated sites that may pose an environmental risk to the project. The project area includes property within a “buffer” around the project limits depicted on **Figure 2**. This letter includes general information about the project corridor. Site specific details are included in individual site data sheets in **Attachment A**. It was not within the scope of this Modified Phase I ESA to evaluate the level, extent, or confirm contamination. Additionally, the scope of this work is a modified version of a Phase I Environmental Assessment (ESA). SEH used a modified version of the American Society for Testing and Materials (ASTM) ASTM E 1527-13. Summary information and conclusions from this report may be used to develop contingency planning for environmental issues associated with proposed construction within the project corridor. Deviations from ASTM E 1527-13, standards, and other considerations are included as **Attachment B**.

The following definitions were used for identifying potential environmental concerns for the project:

- **Recognized Environmental Condition (REC)** - By ASTM definition, REC means “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3)

under conditions that pose a material threat of a future release to the environment. *De minimis* conditions are not recognized environmental conditions.”

- **Historical REC (HREC)** - The term HREC is defined by ASTM to mean “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”
- **Controlled REC (CREC)** – The term CREC is defined by ASTM to mean “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls).”
- **De minimis condition** — By ASTM definition, de minimis means a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.

All parcels partially or wholly within the buffer were assessed during the Modified Phase I ESA. Of the 140 sites that required a detailed review, SEH identified 37 with potential concerns. All sites that required a detailed review were assigned an SEH ID that is referenced on **Figure 2** and attached tables. The remaining sites that required a detailed review did not qualify by definition as a REC or de minimis site, and are described as “Not a REC” on attached tables and figures. Site specific information is summarized on site data sheets (**Attachment A**) and on **Table 1** and **Figure 2**.

This Modified Phase I ESA was limited to the following research tasks listed below. For the tasks listed, records reviewed were limited to information that was publicly available, obtainable from its source within reasonable time and cost constraints, was practically reviewable, and determined by the environmental professional to be useful in evaluating the project corridor.

- **Records Review** – The purpose of the records review is to obtain and review reasonably ascertainable records from standard sources (including government records, physical setting sources, and historical use records) to assist in identifying RECs, HRECs and/or CRECs (all referred to as RECs in this section) in connection with the project corridor. Publicly-available federal, tribal, state, county and/or city records are reviewed as appropriate to determine if the property has had a history of spills, leaks, hazardous waste storage, regulatory compliance and improper waste disposal practices. Reasonably obtainable standard historical sources are reviewed as necessary to identify prior uses of the property from the time the property was first developed or 1940, whichever is earlier. Significant data gaps of greater than 5 years in property historical information are identified and discussed. Environmental database results are summarized on **Tables 2 through 4**.
- **Reconnaissance** – The objective of the reconnaissance is to observe the project corridor to obtain information indicating the likelihood of RECs in connection with the project corridor. As part of the reconnaissance, SEH observes the property and any structures located on the property for indications of RECs to the extent not obstructed by thick vegetation, bodies of water, stored materials or product, equipment, or other obstacles. Recent aerial photography was used to observe sites that were not accessible. Vegetation was dormant at the time of the site reconnaissance, so observations

of stressed vegetation were not apparent. Potential environmental concerns on the project corridor and observable environmental concerns on adjoining properties that relate to improper waste storage and disposal and hazardous materials are noted. Site specific features noted during the site reconnaissance are included on data sheets in **Attachment A**.

- Interviews – The purpose of conducting interviews is to obtain information indicating RECs in connection with the project corridor. Interviews of past and present owner/manager/occupant for individual properties are not required for this modified Phase I ESA.
- Letter Report – This letter report includes a summary of findings and recommendations. Site specific data sheets for environmental concerns were prepared and attached as **Attachment A**. Summary information is included on attached tables and figures.

The Modified Phase I ESA was conducted in accordance with the Agreement between SEH and SDDOT. The Modified Phase I ESA does not include testing or sampling of materials (for example, soil, water, air or building materials) or any of the other following non-scope considerations specified in Section 13.1.5 of ASTM E 1527-13:

1. Asbestos-containing materials;
2. Radon;
3. Lead-based paint;
4. Lead in drinking water;
5. Wetlands;
6. Regulatory compliance;
7. Cultural and historical resources;
8. Industrial hygiene;
9. Health and safety;
10. Ecological resources;
11. Endangered species;
12. Indoor air quality; or
13. High voltage power lines.

### **Project Area Physical Summary**

This section includes current general characteristics of the project corridor based on various maps, aerial photographs and the site reconnaissance.

The topography of the project corridor and surrounding area is generally flat, with elevations ranging from approximately 1,400 to 1,500 feet amsl. The Big Sioux River runs east-west near the project corridor. It intersects South Minnesota Avenue and South Cliff Avenue on the southern portion of the project corridor. Low-lying floodplain associated with the Big Sioux River is adjacent to I-229 to the south. (USGS, 2019) Topography is depicted on **Figure 1**.

The geology of the corridor is described as Illinoian and Wisconsin aged glacial sediments consisting of silty clay with sand to boulder sized clasts. These sediments are associated with moraine and end moraine deposits. Adjacent low lying lands to the south and east of the corridor is primarily outwash of Upper Wisconsin age and alluvial deposits of Quaternary age from the Big Sioux River (DENR, 2004).

Upper units of bedrock consists of Precambrian Sioux Quartzite. (DENR, 1994) The Sioux Quartzite is a pink to reddish to tan, fine to course grained, iron stained orthoquartzite with minor metamorphosed

conglomerate and mudstone layers. This unit only outcrops near the project corridor near Falls Park, approximately 3.5 miles to the north (DENR, 2004).

Depth to groundwater varies greatly based on surface topography. According to well logs, groundwater may be encountered as shallow as 1 foot bgs in the lower elevation areas. Based on surface and bedrock topography, regional groundwater flow direction is expected to be south and east toward the Big Sioux River. Groundwater flow direction at sites within the project corridor will likely be affected by local conditions.

### **Historical Summary**

SEH reviewed 1937, 1958, 1968, 1971, 1976, 1982, 1984, 1991, 1998, 2003, 2008, 2012, and 2017 historic aerial photography (**Attachment C**), and 1962, 1971, 1976, 2009, 2012, 2015, and 2017 topographic maps (**Attachment D**). City directories were reviewed for sites along Cliff Street and Minnesota Avenue (**Attachment E**). Site specific historical aerial photographs are included after each data sheet in **Attachment A**.

The City of Sioux Falls has been established since the 1880s. The project corridor was constructed along the former Burlington Northern railroad. Areas along the corridor consisted of agricultural, residential and commercial properties that were developed prior to the 1950s. Properties currently along the corridor consist of mostly commercial and residential properties.

### **Environmental Database Review**

SEH reviewed reasonably ascertainable records from standard sources such as publicly-available federal, tribal, state, county and/or city records as appropriate to assist in identifying environmental conditions in connection with the project corridor. SEH used the DENR Spills, Leaks and Tanks website databases as the primary source of environmental site information. DENR site locations were field verified when possible and locations were reassigned to the correct property parcel if necessary. SEH also used a third party database report (GeoSearch, 2019) included as **Attachment F**. Environmental database listings are summarized on **Tables 2 through 4**. Additional databases such as the National Pipeline Mapping System (NPMS) Public Viewer were also reviewed (NPMS, 2019).

### **File Review Information**

SEH reviewed available files to verify location information for potential environmental sites along the project corridor. Summary information is available on site specific data sheets in **Attachment A**. The complete files are available online at <https://denr.sd.gov/datagis.aspx>.

The following South Dakota Department of Environmental & Natural Resources (SD DENR) files were reviewed for this project.

<b>SEH ID</b>	<b>Database ID</b>	<b>File Name</b>	<b>Status</b>
<b>006</b>	1990.461	Hazardous Materials Report (September 22, 1990); SD Spill Report Form, (September 22, 1990)	<i>Reviewed</i>
<b>006</b>	2001.193	SD Spill Report Form (June 14, 2001); Correspondence, DENR (July 25, 2001; November 15, 2002), Excavation Photos	<i>Reviewed</i>
<b>008</b>	2014.288	SD Spill Report Form (2014); Correspondence, DENR (December 29, 2014)	<i>Reviewed</i>
<b>010</b>	1990.15	SD Spill Report Form (May 4, 1990); Correspondence, DENR (September 25, 1991)	<i>Reviewed</i>

SEH ID	Database ID	File Name	Status
011	2000.227	SD Spill Report Form (July 12, 2000); Correspondence, DENR (August 1, 2001)	<i>Reviewed</i>
012	1997.226	SD Spill Report Form (July 7, 1997), Correspondence, DENR (August 3, 1997); Excavation Report, GeoTek (July 18, 1997)	<i>Reviewed</i>
014	9999.185	Phase I Environmental Site Assessment - Preliminary Data, GeoTek (October 23, 2003); UST Removal Form (April 20, 2004), Correspondence, DENR (April 21, 2004)	<i>Reviewed</i>
022	C2017.004	Stantec <i>DakotAbilities Property Phase I Environmental Site Assessment</i> (April 17, 2017)	<i>Reviewed</i>
022	C2017.004	Stantec <i>DakotAbilities Property Phase II Environmental Site Assessment</i> (July 18, 2017)	<i>Reviewed</i>
022	C2017.004	Environmental Events Database - Initial Report Form (April 24, 2017); Correspondence, DENR (April 25; July 21, 2017)	<i>Reviewed</i>
023	2015.134	Environmental Events Database - Initial Report Form (July 13, 2015), DENR Correspondence (September 15, 2015)	<i>Reviewed</i>
038	2002.114	SD Spill Report Form (2002); Correspondence, DENR (August 23, 2002)	<i>Reviewed</i>
041	1998.027	SD Spill Report Form (February 24, 1998); Correspondence, DENR (September 22, 1998; September 30, 1999; February 21, 2001; June 3, June 18, 2002); Pre-Excavation Contamination Assessment, Leggette, Brashears & Graham, Inc. (July 10, 1998); Subsurface Investigation, Mobile Environmental Sampling & Analysis, Inc. (February 27, 1998); Supplemental Subsurface Investigation, Mobile Environmental Sampling & Analysis, Inc. (May 18, 1998); Excavation Observations and Ground-water Monitoring, Leggette, Brashears & Graham, Inc. (August 24, 1999); Monitoring Well Abandonment, GeoTek (October 2, 2002)	<i>Reviewed</i>
041	2013.244	SD Spill Report Form (October 30, 2013); Correspondence, DENR (November 4, 2013), UST Removal Observations, Leggette, Brashears & Graham, Inc. (September 30, 2013)	<i>Reviewed</i>
042	1990.03	Underground Tank Abandonment in Place, GeoTek (May 23, 1990); Correspondence, DENR (June 7, 1990)	<i>Reviewed</i>
043	2006.012	SD Spill Report Form (May 23, 2006); Correspondence, DENR (May 25, 2006)	<i>Reviewed</i>
044	2006.034	SD Spill Report Form (April 2006); Correspondence, DENR (August 28, 2007)	<i>Reviewed</i>
056	1987.121	SD Spill Report Form (November 13, 1987)	<i>Reviewed</i>
056	1998.026	SD Spill Report Form (February 25, 1998), Correspondence, DENR (March 3; September 18, 1998; February 21, 2001; June 18, 2002); Pre-Excavation Contamination Assessment, Leggette, Brashears and Graham, Inc., (July 6, 1998); Subsurface Investigation Results, Mobile Environmental Sampling & Analysis, Inc. (February 27, 1998); Supplemental Subsurface Investigation, Mobile Environmental Sampling & Analysis, Inc. (May 18, 1998); multiple groundwater monitoring reports by Leggette, Brashears and Graham, Inc.	<i>Reviewed</i>
062	2015.121	Phase I Environmental Site Assessment Report, Leggette, Brashears & Graham, Inc., (June 9, 2015)	<i>Reviewed</i>
062	2015.121	Phase II ESA, GeoTek (June 30, 2015)	<i>Reviewed</i>
062	2015.121	Environmental Events Database - Initial Report Form (June 30, 2015); Correspondence, DENR (July 1, 2015)	<i>Reviewed</i>

SEH ID	Database ID	File Name	Status
079	1993.348	SD Spill Report Form (October 26, 1993); Correspondence, DENR (October 28, 1993)	<i>Reviewed</i>
079	1999.021	Soil Petroleum Analysis, GeoTek (March 16, 1999); Correspondence, DENR (May 19, 2000)	<i>Reviewed</i>
082	1994.048	Limited Subsurface Assessment and UST Removal Observations (December, 1994); Correspondence, DENR (January 4, 1995)	<i>Reviewed</i>
099	1988.177	SD Spill Report Form (September 19, 1988); Underground Tank Removal Observations, GeoTek (October 21, 1988); Correspondence, DENR (February 15; July 7; December 1, 1989);	<i>Reviewed</i>
0120	1990.562	Contamination Assessment, Twin City Testing (February 11, 1991); Excavation Observations, Twin City Testing (June 28, 1991); Correspondence, DENR (August 5, 1991)	<i>Reviewed</i>
121	1998.024	Subsurface Investigation, Mobile Environmental Sampling & Analysis, Inc., (February 27, 1998); Pre-Excavation Contamination Assessment, (March 9, 1998), Remedial Excavation Observations (November 19, 1998), Leggette, Brashears & Graham; Correspondence, DENR (April 30; July, 2002)	<i>Reviewed</i>
121	1982.035	Reporting Document (October 17, 1982); Newspaper, Argus Leader (October 18, 1982); Correspondence Letter, DENR (August 11, 1995)	<i>Reviewed</i>
127	1997.382	SD Spill Report Form (November 17, 1997); Correspondence, DENR (March 25, 1998)	<i>Reviewed</i>
135	1989.237	PRCF File #59 (August, 1992); UST Removal Observation Assessment, Twin Cities Testing (February 1990); Correspondence Letter, DWNR (May 10, 1990; June 8, 1990)	<i>Reviewed</i>
135	1991.298	DENR File 1991.298 (July, 1991)	<i>Reviewed</i>
135	1992.031	UST Removal Observations, Twin Cities Testing (October 30, 1991); Correspondence Letter, DENR (February 10, 1992)	<i>Reviewed</i>
135	1993.057	SD Spill Report Form (March 19, 1993); Waste Oil Spill Excavation Observations, Twin Cities Testing (May 31, 1993); Correspondence, DENR (July 12, 1996); TCT Correspondence (March 29, 1993)	<i>Reviewed</i>
135	2001.347	Correspondence, DENR (June 18, 2002); Tier 1 Underground Storage Tank Closure Assessment, GeoTek (November 30, 2001)	<i>Reviewed</i>
135	1991.289	Pre-Excavation Contamination Assessment, Twin City Testing (November 20, 1990)	<i>Reviewed</i>
135	2016.017	Environmental Events Database - Initial Report Form (No Date Given); Report and Invoice, GeoTek (August 18, 2015); PRCF #8062; Correspondence, DENR (January 6, 2016)	<i>Reviewed</i>

### Interviews

SEH interviewed Shannon Ausen, City Engineer for the City of Sioux Falls, on April 1, 2019. She confirmed that the railroad corridor is owned by the city and is used as unauthorized parking and access to several businesses along the former corridor. Burlington Northern Railroad sold the property to the city in 2005, which part of the selling agreement was to remove the tracks. She said that no environmental investigations have been completed along the former corridor.

SEH interviewed Trish Kindt with the SD DENR Ground Water Quality Program and Spills Section on March 21, 2019. Other than the information already obtained from the DENR Searchable Databases and Lists Directory, Ms. Kindt had no additional information.

## **Findings and Opinions**

Based on the findings of the Modified Phase I ESA, this section summarizes environmental concerns for the project corridor and data gaps. Site specific findings are summarized on attached tables, **Figure 2**, and in **Attachment A**.

### **Area-Wide Concerns**

The following sections summarize area-wide concerns for sites within the project corridor. These concerns do not qualify as RECs, but are worth noting as they may potentially affect aspects of the project.

#### **Railroad Corridors**

A former railroad corridor generally parallels I-229 through the project corridor (Site 004). General concerns regarding railroads and adjacent properties include: facilities adjacent to railroad corridors have a risk of spills where loading/unloading of hazardous/regulated materials may have historically taken place. Additionally, railroads may have used herbicides for controlling encroaching vegetation along the tracks, and pesticides for rodent control. The potential exists for creosote or other chemically treated railroad ties to have been left in place during previous realignments/abandonment of rail lines. Rail yard/track areas where maintenance activities took place are often associated with petroleum and heavy metals contamination. Polycyclic aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs), and other industrial products related to maintenance activities can also be associated with rail operations. Ash, coal slag, demolition debris and asbestos may be associated with rail yards from past storage/disposal practices.

#### **Historical Structures and Non-native Fill**

Portions of the project corridor were observed to be built up. Fill material was historically placed for interchanges and developed properties to achieve the current grade. The origin of this fill material is not known.

Historical structures such as residential properties, single family farms, apartment buildings, etc., may have remnants of historical structures, such as demolition debris or foundations associated with the removed buildings. The potential exists that buried materials are present within the project corridor that require management as solid waste or waste with hazardous materials or regulated substances. Additionally, farmsteads, churches, hotels and other structures historically may have used undocumented heating oil tanks and/or farm ASTs. Farm dumps can also be associated with historical farmsteads. Portions of the project corridor are currently occupied by farms and likely have fuel ASTs for farming equipment.

#### **Hazardous Liquid Pipelines**

Hazardous liquid pipelines were identified through the project corridor and are depicted on **Figure 2**. The NPMS public online viewer (NPMS, 2019) allows viewers to access general locations of pipeline accidents and incidents dating back to 2002. No liquid pipeline accidents or incidents were identified within the project corridor. Pipeline products can be released to the environment and are commonly the result of corrosion or accidental damage to the pipe system.

### **Site Specific Findings**

The following sites were identified for environmental concerns during this Modified Phase I ESA and are depicted on **Figure 2**. Site specific details for each site are included on individual data sheets in **Attachment A**. In general, the majority of the sites identified for environmental concerns are sites with a long history of auto repair and/or fueling operations. Several of these sites have documented petroleum

releases, most of which were related to petroleum storage tanks. One site (Site 079) was formerly a bulk petroleum facility. Site 044 was identified for institutional controls.

SEH ID	Site Name	Rank	Rationale for Ranking
006	Yankton Trail Park	REC	Spills, dumps, sealed monitoring wells.
011	Midcontinent Communications	REC	Former auto repair, Spill.
012	I-229 and South Minnesota Avenue Interchange	REC	Spills.
014	Multi-tenant Office Building	REC	Spill, former USTs.
023	VFW Post 628 Non-Profit Organization, Arby's Restaurant	HREC	Spill.
025	ABC Rentals Party Equipment Rental Service, Bartlett Basketball Academy Sports School	REC	Long history of auto repair and outdoor storage.
034	Multi-tenant Department Store	REC	Long history of auto fueling, former ASTs.
038	Unknown	REC	Tank Removal
040	Billion Auto Car Dealership	REC	Potential former junk yard, car dealership.
041	Little Caesars Pizza Restaurant, Big Rig BBQ Restaurant	REC	Long history of auto fueling, Leaks, Spills, USTs, sealed monitoring wells.
043	Hy-Vee Grocery Store and Gas Station	REC	Former USTs, active fuel.
044	Betz Blinds Inc Window Treatment Store, Neighborhood Automotive Auto Repair Shop	REC	Former Brownfield, Spills, institutional controls, sealed monitoring wells, auto repair shop.
054	McDonald's Restaurant	REC	Former fuel station, undocumented tanks.
056	Sinclair fuel station and liquor store	REC	Long history of auto fueling, Leaks, Spills, USTs, sealed monitoring wells.
062	Rainbow Comics, Cards & Collectibles Comic Book Store, H&R Block Tax Preparation Service	REC	Spill, long history of auto sales/service/fueling, plating shop, muffler shop.
064	T & A Services & Supply Inc Auto Repair Shop	REC	Auto repair, refrigerant recycler, outdoor storage of barrels.
079	Multi-tenant Office Building	REC	Former petroleum bulk facility, Spills, Leaks.
099	Your Pet Stop Pet Store	REC	Leak, Spill, former UST, potential former auto repair.
120	I-229 and South Cliff Avenue Interchange	REC	Spill, many vehicle accidents, non-native fill.
121	Sioux Falls Credit Union, BP Gas Station	REC	Spills, Leaks, former fuel station with USTs, former dry cleaner, sealed monitoring wells, former USTs.
127	Tuthill Park	REC	Spill, Former USTs.
135	Lincoln High School	REC	Leaks, spills, former USTs, former railroad corridor, sealed monitoring wells.
136	Greenspace and Big Sioux River	REC	Suspect dumps.

The following de minimis sites had conditions on-site worth noting, but do not qualify as RECs.

SEH ID	Site Name	Rank	Rationale for Ranking
003	Vern Eide Acura Car Dealership	De minimis	Car dealership, auto repair, drums.

SEH ID	Site Name	Rank	Rationale for Ranking
004	Vacant Land	De minimis	Former railroad corridor.
005	Scott's Lumber, Lampert Lumber Companies	De minimis	Lumber yard, RCRA SQG, former UST.
008	Southridge Healthcare Rehabilitation Center	De minimis	Spill, former UST.
010	Apartment Building	De minimis	Transformer oil leak.
022	Former DakotAbilities Social Services Organization	De minimis	Phase I and II, Brownfield file.
042	Billion Auto Car Dealership	De minimis	Auto dealer, Spill, Leak, removed UST, RCRA SQG.
057	Enterprise Rent-A-Car Car Rental Agency	De minimis	Former auto repair.
067	Former Brake Center Auto Brake Repair Shop (vacant)	De minimis	Former auto repair.
068	Medical Equipment, Break Center	De minimis	Potential auto repair.
069	Unknown	De minimis	Former motorcycle shop.
073	Bosh and Class auto repair	De minimis	Current auto repair.
082	JH Larson Company Electrical Supply Store	De minimis	Spills, Leak, former USTs.
131	Residential Properties, School Parking Lot	De minimis	Significant former stockpiling activity.

**Data Gaps/Data Failures**

For the purposes of this assessment, no significant data gaps or data failures were identified.

**Recommendations**

SEH recommends that a Phase II Investigation work plan be developed based on the findings of this assessment and anticipated construction and property acquisitions when project information is available.

**References Not Attached**

GeoSearch, January 15, 2019, *Radius Report – Target Property, SDOT-I229, Sioux Falls, Minnehaha Count, South Dakota, 57103*

Minnehaha County, South Dakota, 2016, *City of Sioux Falls Parcel Finder*, <http://206.176.83.74/minnemapviewer/>

National Pipeline Mapping System (NPMS), 2019, *Public Viewer*

South Dakota Department of Environmental & Natural Resources (SD DENR), 2004, *Geologic Map of South Dakota*

SD DENR, 2015, *South Dakota Geology*, <http://www.sdgs.usd.edu/geologyofsd/geosd.html>

SD DENR, 2019, *Searchable Databases and Lists*, <http://denr.sd.gov/data.aspx>

SD DENR, 2019, *Water Well Completion Reports*, webmap, <http://arcgis.sd.gov/server/denr/wellLogs/>

South Dakota Geological Survey (SDGS), 1994 *Precambrian Geologic Map of Minnehaha County, South Dakota*

Attachments are available electronically. Please feel free to contact me directly at 507.316.6649 if you have any questions or comments.

Sincerely,



Erin E. Borgschatz  
Environmental Geologist



Ben Kolter  
Environmental Geologist

c: Ross Harris, SEH

Attached:

Figure 1 – Project Corridor Location  
Figure 2 – Project Corridor Features

Table 1 – Environmental Sites Summary  
Table 2 – Environmental Database Report Listings  
Table 3 – DENR Registered Tank Details  
Table 4 – DENR Located Monitoring Well Information

Attachments Available Electronically:

Attachment A – Site Specific Data Sheets  
Attachment B – Deviations, Standards, and other Considerations  
Attachment C – Aerial Photographs  
Attachment D – Topographic Maps  
Attachment E – City Directories  
Attachment F – Environmental Database Report

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## Tables

Table 1 – Environmental Sites Summary

Table 2 – Environmental Database Report Listings

Table 3 – DENR Registered Tank Details

Table 4 – DENR Located Monitoring Well Information

# Table 1 Environmental Sites Summary

## Environmental Review

I-229 Exits 3 and 4

Sioux Falls, South Dakota

State Project No. IM 2292(84)3 and IM 2292(101)4

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Site ID	Rank	Current Use	Ranking Rationale
003	De minimis	Vern Eide Acura Car Dealership	Car dealership, auto repair, drums.
004	De minimis	Vacant Land	Former railroad corridor.
005	De minimis	Scott's Lumber, Lampert Lumber Companies	Lumber yard, RCRA SQG, former UST.
006	REC	Yankton Trail Park	Spills, dumps, sealed monitoring wells.
008	De minimis	Southridge Healthcare Rehabilitation Center	Spill, former UST.
010	De minimis	Apartment Building	Transformer oil leak.
011	REC	Midcontinent Communications	Former auto repair, Spill.
012	REC	I-229 and South Minnesota Avenue Interchange	Spills.
014	REC	Multi-tenant Office Building	Spill, former USTs.
022	De minimis	Former DakotAbilities Social Services Organization	Phase I and II, Brownfield file.
023	HREC	VFW Post 628 Non-Profit Organization, Arby's Restaurant	Spill.
025	REC	ABC Rentals Party Equipment Rental Service, Bartlett Basketball Academy Sports School	Long history of auto repair and outdoor storage.
034	REC	Multi-tenant Department Store	Long history of auto fueling, former ASTs.
038	REC	Unknown	Tank Removal
040	REC	Billion Auto Car Dealership	Potential former junk yard, car dealership.
041	REC	Little Caesars Pizza Restaurant, Big Rig BBQ Restaurant	Long history of auto fueling, Leaks, Spills, USTs, sealed monitoring wells.
042	De minimis	Billion Auto Car Dealership	Auto dealer, Spill, Leak, removed UST, RCRA SQG.
043	REC	Hy-Vee Grocery Store and Gas Station	Former USTs, active fuel.
044	REC	Betz Blinds Inc Window Treatment Store, Neighborhood Automotive Auto Repair Shop	Former Brownfield, Spills, institutional controls, sealed monitoring wells, auto repair shop.
054	REC	McDonald's Restaurant	Former fuel station, undocumented tanks.
056	REC	Sinclair fuel station and liquor store	Long history of auto fueling, Leaks, Spills, USTs, sealed monitoring wells.
057	De minimis	Enterprise Rent-A-Car Car Rental Agency	Former auto repair.
062	REC	Rainbow Comics, Cards & Collectibles Comic Book Store, H&R Block Tax Preparation Service	Spill, long history of auto sales/service/fueling, plating shop, muffler shop.
064	REC	T & A Services & Supply Inc Auto Repair Shop	Auto repair, refrigerant recycler, outdoor storage of barrels.
067	De minimis	Former Brake Center Auto Brake Repair Shop (vacant)	Former auto repair.
068	De minimis	Medical Equipment, Break Center	Potential auto repair.
069	De minimis	Unknown	Former motorcycle shop.
073	De minimis	Bosh and Class auto repair	Current auto repair.
079	REC	Multi-tenant Office Building	Former petroleum bulk facility, Spills, Leaks.
082	De minimis	JH Larson Company Electrical Supply Store	Spills, Leak, former USTs.
099	REC	Your Pet Stop Pet Store	Leak, Spill, former UST, potential former auto repair.
120	REC	I-229 and South Cliff Avenue Interchange	Spill, many vehicle accidents, non-native fill.
121	REC	Sioux Falls Credit Union, BP Gas Station	Spills, Leaks, former fuel station with USTs, former dry cleaner, sealed monitoring wells, former USTs.
127	REC	Tuthill Park	Spill, Former USTs.
131	De minimis	Residential Properties, School Parking Lot	Significant former stockpiling activity.
135	REC	Lincoln High School	Leaks, spills, former USTs, former railroad corridor, sealed monitoring wells.
136	REC	Greenspace and Big Sioux River	Suspect dumps.

**Table 2**  
**Environmental Database Report Listings**

**Environmental Review**

I-229 Exits 3 and 4

Sioux Falls, South Dakota

State Project No. IM 2292(84)3 and IM 2292(101)4

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Site ID	Geosearch Acronym	Program ID	Site Name	Street	City
042	SDRST	01-00039	BILLION OLDS TOYOTA	3015 S MINNESOTA AVE	SIOUX FALLS
043	SDRST	01-00059	K-MART #4041	3000 S MINNESOTA AVE	SIOUX FALLS
127	SDRST	01-00062	TUTHILL PARK	3512 S CLIFF	SIOUX FALLS
135	SDRST	01-00121	LINCOLN SENIOR HIGH SCHOOL	2900 S CLIFF AVE	SIOUX FALLS
056	SDRST	01-00209	TAYLOR PANTRY #2	3300 S MINNESOTA AVE	SIOUX FALLS
121	SDRST	01-00210	GET N GO #19	3401 S CLIFF AVE	SIOUX FALLS
041	SDRST	01-00218	LITTLE CAESARS	3221 S MINNESOTA AVE	SIOUX FALLS
005	SDRST	01-00262	KNOX LUMBER CO	4040 S GRANGE DR	SIOUX FALLS
043	SDRST	01-00419	HY VEE	3010 S MINNESOTA	SIOUX FALLS
079	SDRST	100033	TAYLOR OIL CO.	3600 S MINNESOTA AVE	SIOUX FALLS
044	USBF	103144	PRO TUNE UP / RANG PROPERTY	405 WEST 39TH STREET	SIOUX FALLS
013	USAIRSAFS	1075952	FRISBEE DESIGNER BATH SHOWROOM	4009 S MINNESOTA AVENUE	SIOUX FALLS
042	USFRSSD	110004944749	BILLION MOTORS	3015 SOUTH MINNESOTA AVE	SIOUX FALLS
042	USECHOR08	110004944749	BILLION MOTORS	3015 SOUTH MINNESOTA AVE	SIOUX FALLS
091	USFRSSD	110004947595	JAMESON SYSTEMS INC	3500 SOUTH PHILLIPS	SIOUX FALLS
091	USECHOR08	110004947595	JAMESON SYSTEMS INC	3500 SOUTH PHILLIPS	SIOUX FALLS
005	USFRSSD	110004948497	KNOX LUMBER CO	4040 SOUTH GRANGE DRIVE	SIOUX FALLS
005	USECHOR08	110004948497	KNOX LUMBER CO	4040 SOUTH GRANGE DRIVE	SIOUX FALLS
012	USECHOR08	110006119930	PIONEER HI-BRED INTERNATIONAL	RR 3 BOX 394	SIOUX FALLS
012	USFRSSD	110006119930	PIONEER HI-BRED INTERNATIONAL	RR 3 BOX 394	SIOUX FALLS
040	USFRSSD	110007842059	LEWIS DRUGS, INC.	500 WEST 41ST STREET	SIOUX FALLS
040	USECHOR08	110007842059	LEWIS DRUGS, INC.	500 WEST 41ST STREET	SIOUX FALLS
120	USFRSSD	110011917006	CENEX LTD DBA CENEX SUPPLY	RT 4, BOX 287	SIOUX FALLS
088	USFRSSD	110012380422	43RD STREET APARTMENTS	110 W. 43RD STREET	SIOUX FALLS
114	USFRSSD	110024272151	PAWSITIVELY PETS	1010 EAST 41ST STREET	SIOUX FALLS
113	USFRSSD	110024530998	COLDWELL BANKER SELECT REAL ESTATE	1000 EAST 41ST STREET	SIOUX FALLS
135	USFRSSD	110026130595	LINCOLN HIGH SCHOOL		SIOUX FALLS EAST
101	USFRSSD	110030486908	LUTHERAN SOC SER, WOODFIELD CE	705 EAST 41ST ST., SUITE 200	SIOUX FALLS
120	USFRSSD	110031404111	THOMPSON REPAIR	RR 4	SIOUX FALLS

Note: Reference Attachment F for acronyms

**Table 2**  
**Environmental Database Report Listings**

**Environmental Review**

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Sioux Falls, South Dakota

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Site ID	Geosearch Acronym	Program ID	Site Name	Street	City
120	USECHOR08	110031404111	THOMPSON REPAIR	RR 4	SIOUX FALLS
020	USFRSSD	110033152200	BIG SIOUX RIVER WATERSHED SITE	ENTIRE LENGTH OF RIVER IN SD	SIOUX FALLS
135	USFRSSD	110036703243	LINCOLN HIGH SCHOOL - 02	2900 SOUTH CLIFF AVE	SIOUX FALLS
024	USECHOR08	110038911577	SISSON PRINTING INC	3500 SOUTH DULUTH AVENUE	SIOUX FALLS
024	USFRSSD	110038911577	SISSON PRINTING INC	3500 SOUTH DULUTH AVENUE	SIOUX FALLS
044	USFRSSD	110039687808	PRO TUNE UP / RANG PROPERTY	405 WEST 39TH STREET	SIOUX FALLS
013	USFRSSD	110042260781	FRISBEE DESIGNER BATH SHOWROOM	4009 S MINNESOTA AVENUE	SIOUX FALLS
013	USECHOR08	110042260781	FRISBEE DESIGNER BATH SHOWROOM	4009 S MINNESOTA AVENUE	SIOUX FALLS
043	USFRSSD	110042294004	HYVEE STORE #01632	3000 SOUTH MINNESOTA AVE	SIOUX FALLS
043	USECHOR08	110042294004	HYVEE STORE #01632	3000 SOUTH MINNESOTA AVE	SIOUX FALLS
043	USFRSSD	110042294166	PENSKE AUTO CENTER	3000 SOUTH MINNESOTA AVENUE	SIOUX FALLS
043	USECHOR08	110042294166	PENSKE AUTO CENTER	3000 SOUTH MINNESOTA AVENUE	SIOUX FALLS
030	USFRSSD	110043463203	SIOUX GLASS AND DOOR	3429 SPRING AVE	SIOUX FALLS
034	USFRSSD	110044232880	PITTSBURGH PAINTS	3405 SOUTH MINNESOTA	SIOUX FALLS
025	USECHOR08	110064303551	AHLERS PRO BODY SHOP	3501 SOUTH MINNESOTA AVE	SIOUX FALLS
025	USFRSSD	110064303551	AHLERS PRO BODY SHOP	3501 SOUTH MINNESOTA AVE	SIOUX FALLS
113	USFRSSD	110064303720	ACTION CARRIER INC	1000 EAST 41 STREET	SIOUX FALLS
113	USECHOR08	110064303720	ACTION CARRIER INC	1000 EAST 41 STREET	SIOUX FALLS
101	USFRSSD	110067916704	WILLIAMS PIPE LINE CO	705 E 41ST ST STE 180	SIOUX FALLS
042	USFRSSD	110068916980	BILLION OLDS GMC & TOYOTA	3015 S MINNESOTA AVE	SIOUX FALLS
040	USECHOR08	110070205890	BILLION AUTO BUICK GMC	600 WEST 41ST STREET	SIOUX FALLS
040	USFRSSD	110070205890	BILLION AUTO BUICK GMC	600 WEST 41ST STREET	SIOUX FALLS
022	USFRSSD	110070209753	DAKOTABILITIES - SOUTH	3600 SOUTH DULUTH AVENUE	SIOUX FALLS
022	USFRSSD	110070209783	DAKOTABILITIES - NORTH	3510 SOUTH DULUTH AVENUE	SIOUX FALLS
011	SDSPILLS	2000.227SPILLS	FORMER GARAGE SITE - ASSESSMENT	3507 SOUTH DULUTH AVENUE	SIOUX FALLS
006	SDSPILLS	2001.193SPILLS	OLD YANKTON TRAIL PARK	MINNESOTA AVENUE AND BIG SIOUX RIVER	SIOUX FALLS
135	SDLRST	2001.347LRST	LINCOLN HIGH SCHOOL - TANK REMOVAL	2900 S. CLIFF AVENUE	SIOUX FALLS
135	SDSPILLS	2001.347SPILLS	LINCOLN HIGH SCHOOL - TANK REMOVAL	2900 S. CLIFF AVENUE	SIOUX FALLS
038	SDLRST	2002.114LRST	ATP - TMA	613 WEST 41ST STREET	SIOUX FALLS

Note: Reference Attachment F for acronyms

**Table 2**  
**Environmental Database Report Listings**

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Site ID	Geosearch Acronym	Program ID	Site Name	Street	City
038	SDSPILLS	2002.114SPILLS	ATP - TMA	613 WEST 41ST STREET	SIOUX FALLS
044	SDBF	2006.034BF	BROWNFIELDS - PRO TUNE UP SITE	405 W 39TH STREET (SOUTH OF FORMER K-M	SIOUX FALLS
044	SDIC	2006.034IC	BROWNFIELDS - PRO TUNE UP SITE	405 W 39TH STREET (SOUTH OF FORMER K-M	SIOUX FALLS
044	SDSPILLS	2006.034SPILLS	BROWNFIELDS - PRO TUNE UP SITE	405 W 39TH STREET (SOUTH OF FORMER K-M	SIOUX FALLS
043	SDSPILLS	2006012.000SPILL	CLEAN ATP - FORMER K MART #4041	3000 SOUTH MINNESOTA	SIOUX FALLS
043	SDLRST	2006012LRST	CLEAN ATP - FORMER K MART #4041	3000 SOUTH MINNESOTA	SIOUX FALLS
043	SDSPILLS	2006012SPILLS	CLEAN ATP - FORMER K MART #4041	3000 SOUTH MINNESOTA	SIOUX FALLS
041	SDLRST	2013.244LRST	LITTLE CAESORS - UST REMOVAL SPILL	3221 SOUTH MINNESOTA AVENUE	SIOUX FALLS
041	SDSPILLS	2013.244SPILLS	LITTLE CAESORS - UST REMOVAL SPILL	3221 SOUTH MINNESOTA AVENUE	SIOUX FALLS
008	SDLRST	2014.288LRST	ATP - MOM AND DAD'S HEALTH CARE CENTER	3600 SOUTH NORTON AVENUE	SIOUX FALLS
008	SDSPILLS	2014.288SPILLS	ATP - MOM AND DAD'S HEALTH CARE CENTER	3600 SOUTH NORTON AVENUE	SIOUX FALLS
062	SDSPILLS	2015.121SPILLS	RAINBOW SPORTS CARDS & COMIC/H&R BLOCK (ASSESSMENT)	3310 AND 3308 SOUTH MINNESOTA AVENUE	SIOUX FALLS
023	SDSPILLS	2015.134SPILLS	NOVAK SANITATION - FLUID SPILL AT VFW PARKING LOT	3601 SOUTH MINNESOTA AVENUE	SIOUX FALLS
135	SDSPILLS	2015017.000SPILL	CLEAN ATP - LINCOLN HIGH SCHOOL	2900 SOUTH CLIFF AVENUE	SIOUX FALLS
135	SDLRST	2015017LRST	CLEAN ATP - LINCOLN HIGH SCHOOL	2900 SOUTH CLIFF AVENUE	SIOUX FALLS
135	SDSPILLS	2015017SPILLS	CLEAN ATP - LINCOLN HIGH SCHOOL	2900 SOUTH CLIFF AVENUE	SIOUX FALLS
022	SDBF	2017004BF	US EPA BROWNFIELDS ASSESSMENT - DAKOTABILITIES	3510 AND 3600 SOUTH DULUTH AVENUE	SIOUX FALLS
022	SDSPILLS	2017004SPILLS	US EPA BROWNFIELDS ASSESSMENT - DAKOTABILITIES	3510 AND 3600 SOUTH DULUTH AVENUE	SIOUX FALLS
008	USERNSSD	20514	No Record	3601 S NORTON	SIOUX FALLS
022	USBF	232283	DAKOTABILITIES - NORTH	3510 SOUTH DULUTH AVENUE	SIOUX FALLS
022	USBF	234909	DAKOTABILITIES - SOUTH	3600 SOUTH DULUTH AVENUE	SIOUX FALLS
064	SDRECYCLERS	4138294085	T & A SERVICE AND SUPPLY INC	3412 SOUTH MINNESOTA AVE	SIOUX FALLS
043	SDAIRS	46.06025-01	HY-VEE	3010 SOUTH MINNESOTA AVENUE	SIOUX FALLS
120	USERNSSD	46643	No Record	I-229 AND CLIFF RD.	SIOUX FALLS
121	SDSPILLS	82.035SPILLS	DIESEL SPILL AT 7-11 STORE	3401 S. CLIFF	SIOUX FALLS
056	SDLRST	87.121LRST	PRO LIQUOR - OVERFILLED TANK	41ST AND MINNESOTA	SIOUX FALLS
056	SDSPILLS	87.121SPILLS	PRO LIQUOR - OVERFILLED TANK	41ST AND MINNESOTA	SIOUX FALLS
099	SDLRST	88.177LRST	ELMEN RENT-ALL - TANK REMOVAL	41ST ST. & 4TH AVE.	SIOUX FALLS

Note: Reference Attachment F for acronyms

**Table 2**  
**Environmental Database Report Listings**

**Environmental Review**

I-229 Exits 3 and 4

Sioux Falls, South Dakota

State Project No. IM 2292(84)3 and IM 2292(101)4

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Site ID	Geosearch Acronym	Program ID	Site Name	Street	City
099	SDSPILLS	88.177SPILLS	ELMEN RENT-ALL - TANK REMOVAL	41ST ST. & 4TH AVE.	SIOUX FALLS
135	SDLRST	89.237LRST	LINCOLN HIGH SCHOOL - TANK REMOVAL	2900 S. CLIFF AVE.	SIOUX FALLS
135	SDSPILLS	89.237SPILLS	LINCOLN HIGH SCHOOL - TANK REMOVAL	2900 S. CLIFF AVE.	SIOUX FALLS
008	SDSPILLS	90.150SPILLS	NORTHERN STATES POWER NSP	3600 SOUTH NORTON	SIOUX FALLS
008	SDSPILLS	90.15SPILLS	NORTHERN STATES POWER NSP - LEAKING TRANSFORMER	3600 SOUTH NORTON	SIOUX FALLS
006	SDSPILLS	90.461SPILLS	ANTIFREEZE AT YANKTON TRAIL PARK	CULVERT AT I-229 & MINNESOTA AVENUE	SIOUX FALLS
120	SDSPILLS	90.562SPILLS	TRANSPORT ACCIDENT	S. CLIFF & I-229	SIOUX FALLS
135	SDSPILLS	90022.000SPILLS	LINCOLN SENIOR HIGH SCHOOL	2900 SOUTH CLIFF AVE.	SIOUX FALLS
135	SDLRST	90022LRST	LINCOLN SENIOR HIGH SCHOOL	2900 SOUTH CLIFF AVE.	SIOUX FALLS
135	SDSPILLS	90022SPILLS	LINCOLN SENIOR HIGH SCHOOL	2900 SOUTH CLIFF AVE.	SIOUX FALLS
042	SDSPILLS	90030.000SPILLS	BILLION MOTORS	3015 S. MINNESOTA AVE.	SIOUX FALLS
042	SDLRST	90030LRST	BILLION MOTORS	3015 S. MINNESOTA AVE.	SIOUX FALLS
042	SDSPILLS	90030SPILLS	BILLION MOTORS	3015 S. MINNESOTA AVE.	SIOUX FALLS
135	SDLRST	91.298LRST	LINCOLN HIGH SCHOOL (SEE 92.031)	2900 S. CLIFF AVE.	SIOUX FALLS
135	SDSPILLS	91.298SPILLS	LINCOLN HIGH SCHOOL (SEE 92.031)	2900 S. CLIFF AVE.	SIOUX FALLS
135	SDLRST	92.031LRST	LINCOLN SCHOOL - OVERFILLS & SPILLS	2900 S. CLIFF AVE.	SIOUX FALLS
135	SDSPILLS	92.031SPILLS	LINCOLN SCHOOL - OVERFILLS & SPILLS	2900 S. CLIFF AVE.	SIOUX FALLS
135	SDLRST	93.057LRST	LINCOLN HIGH SCHOOL - SURFACE SPILL	2900 S. CLIFF AVE.	SIOUX FALLS
135	SDSPILLS	93.057SPILLS	LINCOLN HIGH SCHOOL - SURFACE SPILL	2900 S. CLIFF AVE.	SIOUX FALLS
079	SDLRST	93.348LRST	TAYLOR OIL COMPANY - BULK STORAGE SITE	3600 S. MINNESOTA AVENUE	SIOUX FALLS
079	SDSPILLS	93.348SPILLS	TAYLOR OIL COMPANY - BULK STORAGE SITE	3600 S. MINNESOTA AVENUE	SIOUX FALLS
082	SDSPILLS	94048.000SPILLS	J.H. LARSON ELECTRIC PROPERTY	3501 SOUTH PHILLIPS AVENUE	SIOUX FALLS
082	SDLRST	94048LRST	J.H. LARSON ELECTRIC PROPERTY	3501 SOUTH PHILLIPS AVENUE	SIOUX FALLS
082	SDSPILLS	94048SPILLS	J.H. LARSON ELECTRIC PROPERTY	3501 SOUTH PHILLIPS AVENUE	SIOUX FALLS
012	SDSPILLS	97.226SPILLS	DIESEL SPILL - TRANSPORT ACCIDENT	I-229, 600 FT WEST OF EXIT 3, IN MEDIAN	SIOUX FALLS
121	SDLRST	98.024LRST	7-11 STORE #501 TANK SYSTEM REPLACEMENT	3401 S. CLIFF AVENUE	SIOUX FALLS
121	SDSPILLS	98.024SPILLS	7-11 STORE #501 TANK SYSTEM REPLACEMENT	3401 S. CLIFF AVENUE	SIOUX FALLS
056	SDLRST	98.026LRST	FORMER PRO SHOP - DISPENSER SPILLS	3300 S. MINNESOTA AVE (SE @ MN & 41ST)	SIOUX FALLS

Note: Reference Attachment F for acronyms

**Table 2**  
**Environmental Database Report Listings**

**Environmental Review**

I-229 Exits 3 and 4

Sioux Falls, South Dakota

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Site ID	Geosearch Acronym	Program ID	Site Name	Street	City
056	SDSPILLS	98.026SPILLS	FORMER PRO SHOP - DISPENSER SPILLS	3300 S. MINNESOTA AVE (SE @ MN & 41ST)	SIOUX FALLS
041	SDLRST	98.027LRST	7-11 STORE #510 - TANK SYSTEM REMOVAL	NW @ 41ST AND S. MINNESOTA AVE	SIOUX FALLS
041	SDSPILLS	98.027SPILLS	7-11 STORE #510 - TANK SYSTEM REMOVAL	NW @ 41ST AND S. MINNESOTA AVE	SIOUX FALLS
079	SDSPILLS	99021.000SPILLS	TAYLOR OIL BULK SITE (FORMER)	3600 S MINNESOTA	SIOUX FALLS
079	SDLRST	99021LRST	TAYLOR OIL BULK SITE (FORMER)	3600 S MINNESOTA	SIOUX FALLS
079	SDSPILLS	99021SPILLS	TAYLOR OIL BULK SITE (FORMER)	3600 S MINNESOTA	SIOUX FALLS
014	SDSPILLS	9999.185SPILLS	WITHDRAWN ATP - SWEAT LODGE	4201 SOUTH MINNESOTA AVENUE	SIOUX FALLS
099	SDAIRS	SD00000046099002	VERIZON WIRELESS - YOKOSHI MURU	501 E 41ST ST	SIOUX FALLS
043	SDAIRS	SD00000046099003	HY VEE	3010 S MINNESOTA AVE	SIOUX FALLS
056	SDAIRS	SD00000046099003	TAYLOR'S PANTRY	3300 SOUTH MINNESOTA	SIOUX FALLS
136	SDAIRS	SD00000046099010	SIOUX FALLS TUTHILL LIFT STATION	3500 SOUTH BLAUVELT AVENUE	SIOUX FALLS
041	SDAIRS	SD00000046099011	LITTLE CAESARS	3221 SOUTH MINNESOTA	SIOUX FALLS
042	USRCRAGR08	SDD024370942*G	BILLION MOTORS	3015 SOUTH MINNESOTA AVE	SIOUX FALLS
043	USRCRAGR08	SDD068672864*G	HYVEE STORE #01632	3000 SOUTH MINNESOTA AVE	SIOUX FALLS
113	USRCRANGR08	SDD099563496*NG	ACTION CARRIER INC	1000 EAST 41 STREET	SIOUX FALLS
025	USRCRAGR08	SDD164186819*G	AHLERS PRO BODY SHOP	3501 SOUTH MINNESOTA AVE	SIOUX FALLS
091	USRCRANGR08	SDD987668308*NG	JAMESON SYSTEMS INC	3500 SOUTH PHILLIPS	SIOUX FALLS
005	USRCRAGR08	SDD987673829*G	KNOX LUMBER CO	4040 SOUTH GRANGE DRIVE	SIOUX FALLS
043	USRCRANGR08	SDR000000869*NG	PENSKE AUTO CENTER	3000 SOUTH MINNESOTA AVENUE SECTION B	SIOUX FALLS
040	USRCRANGR08	SDR000002105*NG	LEWIS DRUGS, INC.	500 WEST 41ST STREET	SIOUX FALLS
024	USRCRAGR08	SDR000209346*G	SISSON PRINTING INC	3500 SOUTH DULUTH AVENUE	SIOUX FALLS
040	USRCRAGR08	SDR000214171*G	BILLION AUTO BUICK GMC	600 WEST 41ST STREET	SIOUX FALLS

Note: Reference Attachment F for acronyms

**Table 3**  
**DENR Registered Tank Details**  
**Environmental Review**  
I-229 Exits 3 and 4  
Sioux Falls, South Dakota  
State Project No. IM 2292(84)3 and IM 2292(101)4  
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Site ID	Facility ID	Tank No	Above/Underground	Capacity (gal)	Stored Product	Construction	Installed Date	Status
005	01-00262	1	U	500	Gasoline	Steel	1978	Removed
038	01-00297	1	U	560	Motor Oil	Steel	1968	Removed
038	01-00297	2	U	560		Steel	1968	Removed
041	01-00218	1	U	10000	Gasoline	Steel	1979	Removed
041	01-00218	2	U	10000	Gasoline	Steel	1979	Removed
041	01-00218	3	U	10000	Gasoline	Steel	1979	Removed
041	01-00218	4	U	10000	Gasoline	Steel	1979	Removed
041	01-00218	5	U	12000	Gasoline	Fiberglass	1998	Removed
041	01-00218	6	U	7000	Gasoline	Fiberglass	1998	Removed
041	01-00218	7	U	5000	Diesel	Fiberglass	1998	Removed
042	01-00039	1	U	560	Used Oil	Steel	1966	Removed
043	01-00059	1	U	1000	Used Oil	Steel	1963	Removed
056	01-00209	1	U	2000		Steel	1971	Removed
056	01-00209	2	U	2000		Steel	1971	Removed
056	01-00209	3	U	4000		Steel	1971	Removed
056	01-00209	4	U	3000		Steel	1971	Removed
056	01-00209	5	U	12000	Gasoline	Perma Tanks	1999	Current
056	01-00209	6	U	7000	Gasoline	Perma Tanks	1999	Current
056	01-00209	7	U	5000	Gasoline	Perma Tanks	1999	Current
056	01-00209	8	U	4000	Diesel	Perma Tanks	1999	Current
056	01-00209	9	U	2000	Diesel	Perma Tanks	1999	Current
079	100033	1	A	200000	Gasoline	Steel	1983	Removed
079	100033	2	A	200000	Diesel	Steel	1983	Removed
079	100033	3	A	12000		Steel	1984	Removed
079	100033	4	A	12000	Unknown	Steel	1984	Removed
079	100033	5	A	12000	Unknown	Steel	1984	Removed
079	100033	6	A	12000	Gasoline	Steel	1984	Removed

**Table 3**  
**DENR Registered Tank Details**  
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<u>Site ID</u>	<u>Facility ID</u>	<u>Tank No</u>	<u>Above/Underground</u>	<u>Capacity (gal)</u>	<u>Stored Product</u>	<u>Construction</u>	<u>Installed Date</u>	<u>Status</u>
079	100033	7	A	12000	Gasoline	Steel	1984	Removed
079	100033	8	A	500000	Diesel	Steel	1984	Removed
079	100033	9	A	1000	Fuel Oil	Steel	1998	Removed
121	01-00210	1	U	12000	Gasoline	Perma Tanks	1998	Current
121	01-00210	3	U	7000	Gasoline	Perma Tanks	1998	Current
121	01-00210	4	U	5000	Gasoline	Perma Tanks	1998	Current
127	01-00062	1	U	1000	Gasoline	Steel	1976	Removed
127	01-00062	2	U	500	Diesel	Steel	1978	Removed
135	01-00121	1	U	200	Used Oil	Steel	1987	Removed

**Table 4**  
**DENR Located Monitoring Well Information (Wells Within the Project Buffer)**

**Environmental Review**  
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 Sioux Falls, South Dakota  
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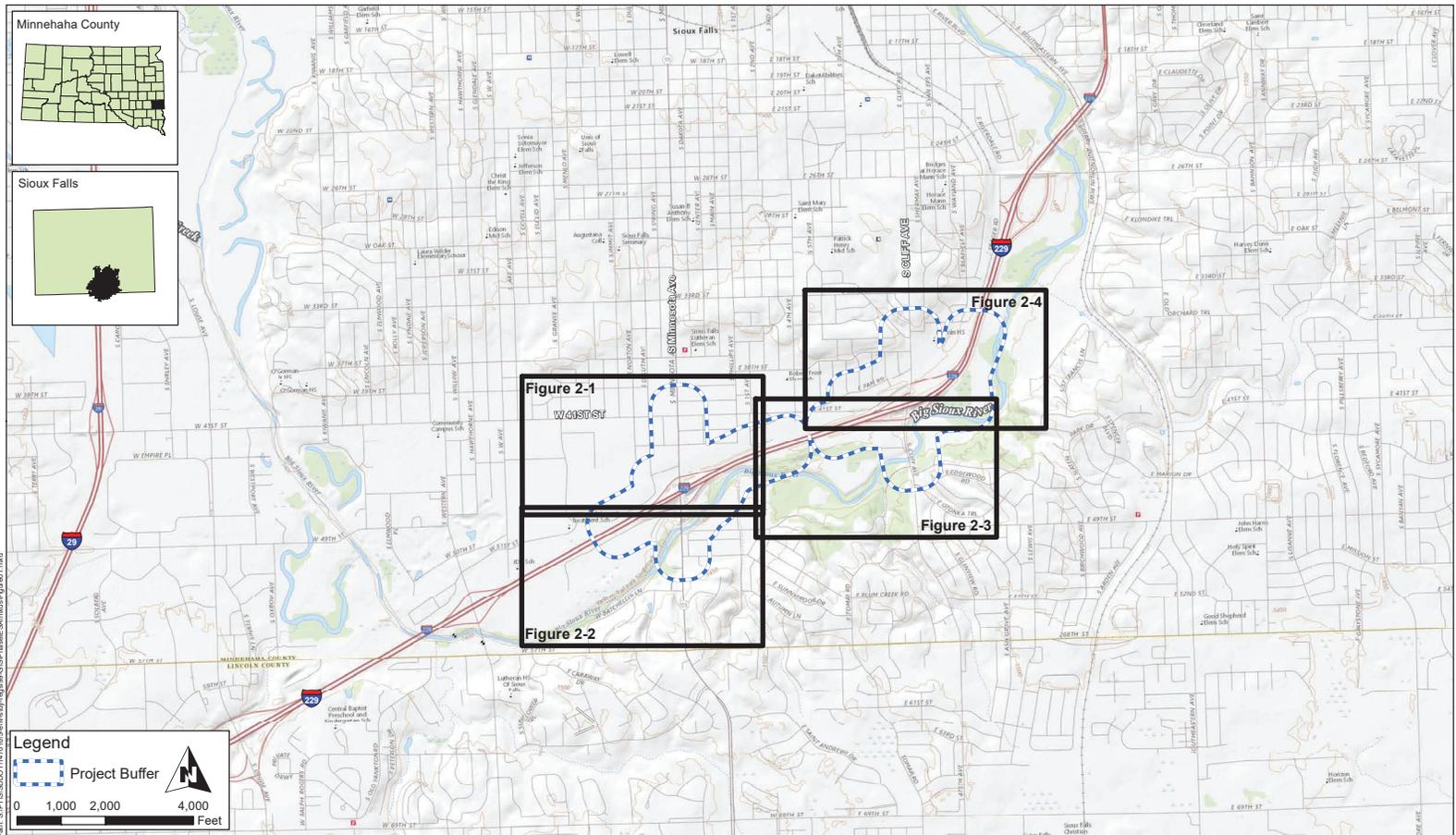
Site ID	Well #	Name	Latitude	Longitude	Use	Year Drilled	Drilled Depth	Well Name	Number of Wells
135	00028439	LINCOLN SR. HIGH	43.518512	-96.708433	MW	11/2/1989	16	MW-3	1
135	00028439	LINCOLN SR. HIGH	43.518512	-96.708433	MW	11/2/1989	16.5	MW-2	1
135	00028439	LINCOLN SR. HIGH	43.518512	-96.708433	MW	11/2/1989	14	MW-1	1
121	00000955	7-11 STORE (3401 S. CLIFF AVE.)	43.513079	-96.713417	MW	10/9/1998	25	MW-5	1
121	00000955	7-11 STORE (3401 S. CLIFF AVE.)	43.513079	-96.713417	MW	10/7/1998	20	MW-1	1
121	00000955	7-11 STORE (3401 S. CLIFF AVE.)	43.513079	-96.713417	MW	10/7/1998	25	MW-2 - 4	3
056	00000956	PRO SHOP LIQUORS	43.513079	-96.72837	MW	12/1/1998	15	MW-1	1
056	00000956	PRO SHOP LIQUORS	43.513079	-96.72837	MW	12/1/1998	15	MW-2	1
056	00000956	PRO SHOP LIQUORS	43.513079	-96.72837	MW	12/1/1998	15	MW-3	1
056	00000956	PRO SHOP LIQUORS	43.513079	-96.72837	MW	12/1/1998	15	MW-4	1
043	00062796	HY-VEE	43.516701	-96.72837	MW	10/4/2006	14.3	MW-2	1
043	00062796	HY-VEE	43.516701	-96.72837	MW	10/4/2006	14	MW-3	1
043	00062796	HY-VEE	43.516701	-96.72837	MW	10/4/2006	14.2	MW-1	1
041	00040842	7-11 STORE - FORMER - 41ST & MINN	43.516701	-96.733354	MW	7/7/1999	18	MW-4	1
041	00040842	7-11 STORE - FORMER - 41ST & MINN	43.516701	-96.733354	MW	7/7/1999	18	MW-1	1
041	00040842	7-11 STORE - FORMER - 41ST & MINN	43.516701	-96.733354	MW	7/7/1999	17	MW-2	1
041	00040842	7-11 STORE - FORMER - 41ST & MINN	43.516701	-96.733354	MW	7/7/1999	17	MW-3	1
011	00040849	MIDCONTINENT MEDIA, INC.	43.513079	-96.733354	MW	12/19/2000	15	MW-1	1
008	00016381	STEMER CORP.	43.511269	-96.735846	MW	12/6/1988	16	MW-1	1
008	00016381	STEMER CORP.	43.511269	-96.735846	MW	12/7/1988	15	MW-2	1
008	00016381	STEMER CORP.	43.511269	-96.735846	MW	12/7/1988	15	MW-3	1
006	00042577	YANKTON TRAIL PARK	43.509458	-96.733354	MW	10/11/2001	13	MW-1	1
006	00028471	AMOCO CORP.	43.511269	-96.735846	MW	6/1/1988	40	PRW	1

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## Figures

Figure 1 – Project Corridor Location

Figure 2 – Project Corridor Features




 3535 VANDANER CENTER DR.  
 ST. PAUL, MN 55110  
 PHONE: (612) 490-2000  
 FAX: (612) 490-2100  
 WWW: WWW.SEHINC.COM

Project: SDDOT 147016  
 Print Date: 4/25/2019

Map by: geodan  
 Projection: UTM NAD 83 Zone 14N  
 Source: SEH, SDDOT, ESRI, FWS

**Project Corridor Location**  
 Environmental Review  
 I-229 Exits 3 and 4  
 Sioux Falls, South Dakota  
 State Project No. IM 2292(84)3 and IM 2292(101)4

SEH ID	Current Use	Status	Site Summary
000	Vern Edge Acura Car Dealership	De minimis	Car dealership, auto repair, drums.
004	Vacant Land	De minimis	Former railroad corridor.
005	Scott's Lumber, Lampert Lumber Companies	De minimis	Lumber yard, RCRA SQG, former UST.
006	Fashion Trail Park	REC	Spills, dumps, sealed monitoring wells.
008	Southbridge Healthcare Rehabilitation Center	De minimis	Spill, former UST.
010	Apartment Building	De minimis	Transformer oil leak.
011	Midcontinent Communications	REC	Former auto repair, spill.
012	729 and South Minnesota Avenue Interchange	REC	Spills.
022	Former DakoAbilities Social Services Organization	De minimis	Phase I and II, Brownfield file.
023	VMW Post-202 Non-Profit Organization, Arby's Restaurant	HREC	Spill.
025	ABC Rentals Party Equipment Rental Service, Bartlett Basketball Academy Sports School	REC	Long history of auto repair and outdoor storage.
034	Multi-tenant Department Store	REC	Long history of auto fueling, former ASTs.
038	Unknown	REC	Tank Removal.
040	Simon Auto Car Dealership	REC	Potential former junk yard, car dealership.
041	Little Caesars Restaurant, The Big BBA Restaurant	REC	Long history of auto fueling, Leaks, Spills, USTs, sealed monitoring wells.
042	Simon Auto Car Dealership	De minimis	Auto dealer, Spill, Leak, removed UST, RCRA SQG.
043	Ry-Vee Grocery Store and Gas Station	REC	Former USTs, active fuel.
044	Best Brands Inc Window Treatment Store, Neighborhood Automotive Auto Repair Shop	REC	Former Brownfield, Spills, institutional controls, sealed monitoring wells, auto repair shop.
054	McDonald's Restaurant	REC	Former fuel station, undocumented tanks.
056	Simcar Fuel Station and Liquor Store	REC	Long history of auto fueling, Leaks, Spills, USTs, sealed monitoring wells.
057	Enterprise Rent-A-Car Car Rental Agency	De minimis	Former auto repair.
062	Rainbow Comics, Cars & Collectibles Center Book Store, H&B Block Tax Preparation Service	REC	Spill, long history of auto sales/service/fueling, plating shop, muffler shop.
064	T & A Services & Supply Inc Auto Repair Shop	REC	Auto repair, refrigerator recycle, outdoor storage of barrels.
067	Former Brake Center Auto Brake Repair Shop (vacant)	De minimis	Former auto repair.
068	Medical Equipment, Break Center	De minimis	Potential auto repair.
069	Unknown	De minimis	Former motorcycle shop.
073	Both and Class auto repair	De minimis	Current auto repair.
079	Multi-tenant Office Building	REC	Former petroleum bulk facility, Spills, Leaks.
082	St. Landon Company Electrical Supply Store	De minimis	Spills, Leak, former USTs.

**Notes:**  
 AST - Aboveground Storage Tank  
 UST - Underground Storage Tank  
 DENR - Department of Environment and Natural Resources  
 REC - Recognized Environmental Condition  
 HREC - Historical Recognized Environmental Condition  
 RCRA - Resource Conservation and Recovery Act  
 SQG - Small Quantity Hazardous Waste Generator  
 Note: All parcels partially or wholly within the buffer area were assessed during the Environmental Review.

**Legend**

- Environmental Review Buffer
- REC, HREC or De Minimis Site
- Sites with No Identified Environmental Concerns
- County Parcels
- Hazardous Liquid Pipeline
- DENR Monitoring Well Location
- DENR Non-Monitoring Well Location

0 200 400 800 Feet



3535 VADNAIS CENTER DR.  
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 PHONE: (651) 490-2000  
 FAX: (888) 908-8166  
 TOLL: (800) 325-2055  
 www.sehinc.com

Project: MNTMD 145574  
 Print Date: 4/30/2019

ESRI Name: shochu  
 Projection: UTM Zone 15N  
 Source: SEH Alpha  
 Hemisphere: County  
 ESR: BaseLayer

**Project Corridor Features**  
 I-229 Exits 3 and 4  
 Environmental Review  
 Sioux Falls, South Dakota  
 State Projects IM 2292(84)3 and IM 2292(101)4

**Figure 2-1**

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources based on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, planning, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH will not be liable for any damages which may result from the use of this map or its data products.



Notes:  
 AST - Aboveground Storage Tank  
 UST - Underground Storage Tank  
 DENR - Department of Environment and Natural Resources  
 REC - Recognized Environmental Condition  
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 RCRA - Resource Conservation and Recovery Act  
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 Note: All parcels partially or wholly within the buffer area were assessed during the Environmental Review.

**Legend**

- Environmental Review Buffer
- REC, HREC or De Minimis Site
- Sites with No Identified Environmental Concerns
- County Parcels
- Hazardous Liquid Pipeline
- DENR Monitoring Well Location
- DENR Non-Monitoring Well Location

0 200 400 800 Feet

SEH ID	Current Use	Status	Site Summary
003	Vern Eide Acura Car Dealership	De minimis	Car dealership, auto repair, drums.
004	Vacant Land	De minimis	Former railroad corridor.
005	Scott's Lumber, Lampert Lumber	De minimis	Lumber yard, RCRA SQG, former UST.
006	Yankton Trail Park	REC	Spills, dumps, sealed monitoring wells.
012	Avenue Interchange	REC	Spills.
014	Multi-tenant Office Building	REC	Spill, former USTs.

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Project: MNTMD 145574  
 Print Date: 4/30/2019

Client Name: Seaboard  
 Projection: UTM Zone 15N  
 Source: SEH Alpha  
 Horizontal Curve  
 ESR: Baselayar

**Project Corridor Features**  
 I-229 Exits 3 and 4  
 Environmental Review  
 Sioux Falls, South Dakota  
 State Projects IM 2292(84)3 and IM 2292(101)4

**Figure 2-2**

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, planning, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which stem out of the user's access or use of this product.



**SEH**  
 3535 VADNAIS CENTER DR.  
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 www.sehinc.com

Project: MNTMD 145574  
 Print Date: 4/30/2019

Client Name: Inchoke  
 Projection: UTM Zone 15N  
 Source: SEH Alpha  
 Horizontal Curvy  
 ESR: Baselayar

**Project Corridor Features**  
 I-229 Exits 3 and 4  
 Environmental Review  
 Sioux Falls, South Dakota  
 State Projects IM 2292(84)3 and IM 2292(101)4

**Figure 2-3**

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigation, planning, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which stem out of the user's access or use of this product.



**Notes:**  
 AST - Aboveground Storage Tank  
 UST - Underground Storage Tank  
 DENR - Department of Environment and Natural Resources  
 REC - Recognized Environmental Condition  
 HREC - Historical Recognized Environmental Condition  
 RCRA - Resource Conservation and Recovery Act  
 SQG - Small Quantity Hazardous Waste Generator  
 Note: All parcels partially or wholly within the buffer area were assessed during the Environmental Review.

**Legend**

- Environmental Review Buffer
- REC, HREC or De Minimis Site
- Sites with No Identified Environmental Concerns
- County Parcels
- Hazardous Liquid Pipeline
- DENR Monitoring Well Location
- DENR Non-Monitoring Well Location

0 200 400 800 Feet

SEH ID	Current Use	Status	Site Summary
004	Vacant Land	De minimis	Former railroad corridor.
099	Your Pet Stop Pet Store	REC	Leak, Spill, former UST, potential former auto repair.
120	I-229 and South Cliff Avenue Interchange	REC	Spill, many vehicle accidents, non-native fill.
121	Sioux Falls Credit Union, BP Gas Station	REC	Spills, Leaks, former fuel station with USTs, former dry cleaner, sealed monitoring wells, former USTs.
127	Tuthill Park	REC	Spill, Former USTs.
131	Residential Properties, School Parking Lot	De minimis	Significant former stockpiling activity.
135	Lincoln High School	REC	Leaks, spills, former USTs, former railroad corridor, sealed monitoring wells.
136	Greenspace and Big Sioux River	REC	Suspect dumps.

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 www.sehinc.com

Project: MNTMD 145574  
 Print Date: 4/30/2019

Client Name: Seehr  
 Projection: UTM Zone 15N  
 Source: SEH Alpha  
 Horizontal: County  
 ESR: Basemap

**Project Corridor Features**  
 I-229 Exits 3 and 4  
 Environmental Review  
 Sioux Falls, South Dakota  
 State Projects IM 2292(84)3 and IM 2292(101)4

**Figure 2-4**

This map is neither a legally recorded map nor a zoning map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigation, routing, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which result from the user's access or use of this product.