



## Cesar Chavez Property Baseline Environmental Assessment

G2 Consulting Group, LLC (G2) was retained by Cesar Chavez Academy to perform a Phase I Environmental Site Assessment (ESA) on the former Sinclair Oil Refinery property located within the City of Detroit, Wayne County, Michigan. The findings of the Phase I ESA indicated the presence of apparent recognized *environmental conditions* (RECs) within the subject site. These RECs related to the historical industrial operations conducted at the subject site including: bulk petroleum storage, mirror factory, oil refining operations, machine shop, steel factory, and a truck repair facility. These RECs exhibited a potential of having an adverse impact on the subject site.

G2 recommended additional investigations in the form of a Phase II ESA. This subsurface investigation consisted of the performance of nineteen geoprobes and hand augers with the analytical assignments being appropriate target analytes. Based upon the information gathered during the subsurface investigation conducted at the subject site, sufficient documentation existed indicating chemicals



of concern exist within the soils of the subject site. It was concluded the subject site is a “facility” as defined in Part 201 of 1994 PA 451, as amended. A facility is any area, place, or property where a hazardous substance in excess of the concentrations which satisfy the requirements of Sections 20120a (1)(a) or (17) or the cleanup criteria for unrestricted residential use under Part 213 has been released, deposited, disposed of, or otherwise comes to be located. At the recommendation of G2, a Baseline

Environmental Assessment (BEA) was performed for the subject site. The purpose of this BEA is to document environmental conditions existing at the subject site prior to the purchase and occupancy by the new owner. As a result, this BEA was conducted under “Category D” guidelines. G2 petitioned the Michigan Department of Environmental Quality (MDEQ) for a determination of adequacy.



Upon review by the MDEQ, the petition for exemption from liability was affirmed.

Additionally, a Section 7a Compliance Analysis (“Due Care”) Plan was prepared in accordance with Section 20107a of the Michigan Natural Resources and Environmental Protection Act (451 P.A. 1994, as amended), and administrative rules. This Due Care Plan for the subject property was prepared for implementation of the proposed developed use, but also outlined provisions to assist with compliance for any future construction, renovation/demolition, or dormant land use activities that may occur. This Due Care Plan was also affirmed by the MDEQ.



## Cesar Chavez Property Hazardous Materials Survey

G2 Consulting Group, LLC (G2) was retained by Cesar Chavez Academy to perform a comprehensive Hazardous Material Survey on two commercial industrial buildings located within a former heavy industrial utilized property situated within the City of Detroit, Wayne County, Michigan. The purpose of this detailed evaluation was to determine the presence of potentially hazardous materials including: asbestos containing building materials (ACBM), lead based paint (LBP), mercury-containing lamps, and polychlorinated biphenyl (PCBs) within the buildings.

Bulk samples of representative suspect ACBM were analyzed for the presence of asbestos constituents using appropriate methodologies. Samples noted to be ACBM were identified, qualified, and quantified. A non-destructive testing device, a portable X-ray fluorescence analyzer (XRF), was utilized to screen



representative painted surfaces for the presence of lead. Results of the screenings defined painted surfaces as being LBP were identified. An assessment of suspect PCBs-containing electrical equipment (e.g., transformers, switches, and ballasts) were located, qualified, and quantified. Mercury-containing fluorescent light lamps (bulbs) were categorized and inventoried.

G2 personnel assessed exposed and accessible chemical containers, documenting the manner of storage, condition of containers, and approximate quantities of the materials. We also assessed for the presence of potential underground storage tanks (e.g., vent pipes, fill pipes, fuel dispensers) and underground mechanical equipment including lifts, compressors, and elevator shafts. The above referenced findings were presented in a detailed report including recommendations for removal, remediation, and disposal.

