

# Blue Water Bridge Plaza Study

MDOT J.N. 57779

## Technical Memorandum Off-Site Study Area Contamination Survey Report

*Prepared for:*

**The Michigan Department of Transportation**

*Submitted by:*

**Soil and Materials Engineers, Inc.**

**and**

**Wilbur Smith Associates**

**Submitted on: July 8, 2004**

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## 1.0 SUMMARY

The findings of our Off-Site Study Area Contamination Survey of the Blue Water Bridge Plaza Study in the City of Port Huron, Saint Clair County, Michigan are summarized as follows:

At the time of SME's walkover, the Off-Site Study Area consisted predominately of vacant agricultural land. The eastern portion of the Off-Site Study Area consisted of commercial buildings, and the Michigan Department of Transportation (MDOT) Maintenance Garage was located on the southwest side of the Off-Site Study Area. The Off-Site Study Area is defined as: the area south of Westland Drive, Eastland Drive, Maywood Drive, and the Black River; the area west of where the Black River flows beneath Interstate-69 (I-69) and Interstate-94 (I-94); and the area north of Yeager Street, Totem Trail, and Lewis Drive; and the area beginning approximately 1/3 mile east of Michigan Road. SME observed a ponded area on the north-northwestern portion of the Off-Site Study Area, which appeared to be in connection with the northeast adjoining church. SME observed no visual evidence of staining, stressed vegetation, pits, lagoons, underground storage tank systems (USTs) such as fill ports, vent pipes, dispensers, concrete pads or areas of replaced pavement, or aboveground storage tank systems within the Off-Site Study Area during our walkover. SME assumes chemicals including but not limited to: floor and window cleaners, and paints that were used and/or stored in the observed MDOT Maintenance Garage on the southwestern portion of the Off-Site Study Area, the commercial strip plaza, Cracker Barrel and Bob Evans Restaurants, the party store, and Port Huron Marina on the eastern portion of the Off-Site Study Area, a di-minimus condition and is not a recognized environmental concern.

As part of the walkover, SME did not access buildings. The buildings present within the Off-Site Study Area may contain asbestos and lead-containing paint. SME recommends assessment of buildings for lead and asbestos prior to demolition of the structures. In addition, building records should be researched for evidence of current or historical underground heating oil tanks.

Historical information reviewed during SME's Contamination Survey, indicated the Off-Site Study Area consisted predominately of undeveloped and/or vacant agricultural land, with a commercial area to the east. Prior to the mid 1960's, residential buildings were within eastern and southern portions of the Off-Site Study Area, but the area did not appear heavily developed. Historical information identified two former gas stations located within the Off-Site Study Area. Historical use of the Off-Site Study Area was gathered through review of aerial photographs and local street directories. SME considers the historical presence of the former gas stations located on the north-northeastern portion of the Off-Site Study Area Recognized Environmental Conditions (RECs) in connection with the Off-Site Study Area.

SME reviewed regulatory database lists of sites of environmental concern. SME identified one open LUST site within the Off-Site Study Area. The identified site represents a REC in connection with the Off-Site Study Area.

According to the city of Port Huron, the residential houses and commercial buildings are connected to municipal sewer and water services. Natural gas is used to heat the buildings, and has been available to the area since at least 1960.

## **2.0 INTRODUCTION**

Soil and Materials Engineers, Inc. (SME) was subcontracted by Wilbur Smith and Associates on January 13, 2004 to complete a Contamination Survey for the Off-Site alternatives for relocating additional streets to accommodate the Plaza expansion in Port Huron, Saint Clair County, Michigan. The Off-Site expansion area includes: the area south of Westland Drive, Eastland Drive, Maywood Drive, and the Black River; the area west of where the Black River flows beneath Interstate-69 (I-69) and Interstate-94 (I-94); and the area north of Yeager Street, Totem Trail, and Lewis Drive; and the area beginning approximately 1/3 mile east of Michigan Road, referred to as the "Off-Site Study Area".

The scope of services for this project was conducted in general accordance with the ASTM Standard on Environmental Site Assessments for Commercial Real Estate designation E 1527-00, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process," and SME's Proposal dated July 18, 2003. The purpose of the study was to identify Recognized Environmental Conditions (RECs) within the Off-Site alternatives during the relocation of roads for the Blue Water Bridge Plaza, and to assess the relative significance of the identified RECs.

The scope of services completed included a walkover of the proposed Off-Site alternatives, a regulatory database search of the area, as specified by ASTM E 1527-00, a review of historical aerial photographs, and review of local street directories. Buildings were not entered as part of the Off-Site Study Area Contamination Survey Report.

## **3.0 PROJECT AREA CONTAMINATION SURVEY**

### **3.1 Setting / Layout**

SME's Off-Site Study Area included assessing: the area south of Westland Drive, Eastland Drive, Maywood Drive, and the Black River; the area west of where the Black River flows beneath I-69 and I-94; and the area north of Yeager Street, Totem Trail, and Lewis Drive; and the area beginning approximately 1/3 mile east of Michigan Road. The preliminary expansion alternatives covered approximately 2-miles and approximately 350-acres of land. The Off-Site Study Area is in **Appendix A** and labeled as **Figure 1.1**.

### **3.2 Walkover**

On March 11, 2004, Ms. Caryn E. Carscadden of SME conducted an observational walkover of the preliminary Off-Site expansion alternatives and recorded site conditions, features, and RECs observed. Limitations encountered during SME's walkover included areas unable to be viewed due to dense vegetation, highway structures, and buildings. In general, the project area was vacant agricultural land, residential land, and commercial sites.

During the walkover, SME observed for RECs. Identified RECs are described in the following sections.

#### **3.2.1 Chemical Use and Storage**

SME observed no use and/or storage of chemicals in the Off-Site Study Area during our walkover. As noted above, SME did not access buildings in the Off-Site Study Area, so we cannot comment about chemical use and storage contained within the buildings. However, SME assumes chemicals such as, but not limited to, floor and window cleaners, and paints that were used and/or stored in the observed MDOT Maintenance Garage on the southwestern portion of the Off-Site Study Area, commercial strip plaza, Cracker Barrel and Bob Evans Restaurants, the party store, and Port Huron Marina on the eastern portion of the Off-Site Study Area a di-minimus condition. Therefore, SME does not consider the potential presence of chemicals a REC in connection with the Off-Site Study Area. However, these sites were not listed on regulatory databases queried by FirstSearch Technology Corporation (FirstSearch). Therefore, SME does not consider the potential chemicals used and/or stored at the MDOT Maintenance Garage, restaurants, and commercial businesses RECs in connection with the Off-Site Study Area.

#### **3.2.2 USTs/ASTs**

SME observed no evidence of underground storage tank systems (USTs) including fill ports, vent pipes, dispensers, concrete pads, and areas of replaced pavement within the Off-Site Study Area during our walkover. In addition, SME observed no visual evidence of aboveground storage tank systems (ASTs) such as foundations, retention structures, or support structures. However, SME observed a Speedway gas station adjoining the Off-Site Study Area to the east-southeast. The Speedway gas station is located at 2180 Water Street. Based on the Black River and the Saint Clair River to the east, SME assumes groundwater flows to the east, away from the Off-Site Study Area. Therefore, SME does not consider Speedway a REC in connection with the Off-Site Study Area. This site is further discussed in **Section 3.6.1** of this report.

### **3.2.3 PCB Containing Equipment**

SME observed pad-mounted electrical transformers at the Cracker Barrel Restaurant, Bob Evans Restaurant, and the Michigan Welcome Center located on the eastern portion of the Off-Site Study Area. SME observed one pole-mounted electrical transformer on the northwestern portion of the Off-Site Study Area. The transformers appeared to be associated with the electrical service and were reported to be owned by Detroit Edison Power Company, which is responsible for maintenance or leakage of the transformers. No evidence of leakage from the transformers, or stains on the ground beneath or around them were noted. SME recommends that the polychlorinated biphenyl (PCB) content of the transformers located within the Off-Site Study Area be determined if the pole and pad-mounted transformers are removed during construction within the Off-Site Study Area.

### **3.2.4 Waste Generation, Treatment, Storage, and Disposal**

During SME's walkover, SME observed dumpsters located near the restaurants and commercial buildings. SME observed no visual evidence of the generation, treatment, storage, or disposal of liquid or solid wastes, other than commercial and household wastes within the Off-Site Study Area.

### **3.2.5 Other Features**

Based on the age of the buildings located within the Off-Site Study Area, asbestos-containing materials and/or lead-containing paint may be present. Sampling for asbestos and lead paint should be completed prior to demolition of the structures.

### 3.3 Utilities and Drainage

Detroit Edison Power Company reportedly provides electricity within the Off-Site Study Area. SEMCO Energy reportedly supplies natural gas to the Off-Site Study Area. Prior to installation of natural gas lines in about 1960, it is presumed that coal was used for heating based on the historical coal yard located south of the current Blue Water Bridge Plaza. The City of Port Huron reportedly provides municipal water and sewer to the Off-Site Study Area. SME observed storm drains along the roads and in parking lots throughout the Off-Site Study Area. SME observed fire hydrants on the northern portion of the Off-Site Study Area.

### 3.4 Surrounding Area

During completion of SME's walkover, SME observed adjoining and surrounding sites from the project boundaries and public right-of-ways for evidence of potential RECs. The walkover did not include physically accessing the adjoining sites. SME was unable to view portions of adjoining sites due to dense vegetation, highway structures, and buildings.

The area surrounding the Off-Site Study Area consisted predominantly of residential land and vacant wooded land. SME observed a hotel northeast of the Off-Site Study Area, a portion of the Port Huron Marina adjoining the Off-Site Study Area to the east, and commercial businesses adjoining the Off-Site Study area to the south-southeast. As stated in **Section 3.2.2**, SME observed a Speedway gas station adjoining the Off-Site Study Area to the south-southeast. Based on visual observations, adjoining and surrounding sites, except for the south-southeast adjoining Speedway gas station site, did not appear to represent RECs in connection with the Off-Site Study Area. The Speedway gas station is further discussed in **Section 3.6.1** of this report.

### 3.5 Historical Review

SME conducted a historical review of the former uses of the sites within the Off-Site Study Area at intervals defined by ASTM from the present back to the obvious first developed use of the Off-Site Study Area or back to 1940, whichever was earlier. This information was reviewed from reasonably ascertainable standard sources such as: information that was publicly available; information that was obtainable from its source within reasonable time and cost constraints; and information that was practically reviewable. ASTM requires review of only as many of the standard historical sources as are necessary and both reasonably ascertainable and likely to be useful. Listed below is a description of ASTM standard historical sources reviewed.

### **3.5.1 Topographic Map**

SME reviewed the United States Geological Survey (U.S.G.S) 7.5 minute topographic series Port Huron, Michigan Quadrangle, compiled in 1991, and the U.S.G.S. 7.5 minute topographic series Lakeport, Michigan Quadrangle, compiled in 1961. Six structures were depicted within the Off-Site Study Area and were located predominantly along Water Street.

### **3.5.2 Aerial Photographs**

SME reviewed aerial photographs of the proposed alternatives and surrounding areas, dated 1941, 1950, 1957, 1964, 1970, 1980, and 1992 at Michigan State University Center for Remote Sensing & Geographic Information Science Research and Outreach Services in East Lansing, Michigan. Based on review of the historical aerial photographs, the project area appeared to be predominantly vacant agricultural land and/or undeveloped land. Commercial areas appeared on the eastern portion of the Off-Site Study Area. Residential land appeared to be adjoining the northern, southern, and western portions of the Off-Site Study Area. SME identified no RECs within the Off-Site Study Area based on review of aerial photographs.

### **3.5.3 Fire Insurance Maps**

Sanborn Fire Insurance Maps (Sanborns) of the Off-Site Study Area were requested through FirstSearch. However, Sanborns were not available for the Off-Site Study Area.

### **3.5.4 Local Street Directories**

Local street directories are published by public and private sources and show occupancy and/or use of sites by reference to street address.

SME review local Polk, Lesters, and Wolverine street directories for the years 1936, 1937, 1940, 1941, 1946, 1947, 1950, 1951, 1953, 1954, 1963, 1965, 1967, 1968, 1970, 1972, 1974, 1976, 1980, 1982, 1984, 1987, 1988, 1992, 1994, 1996, 1998, 2000, and 2003 at the Michigan Library in Lansing, Michigan. It should be noted, that SME reviewed sites listed on Water Street, since this was the most populated area. Results of SME's review are presented in the summary in Section 3.5.5.

### **3.5.5 Historical Usage Summary**

The sites summarized below represent potential impacts identified in connection with the Off-Site Study Area based on review of local street directories. Historical summaries were not completed for sites within the Off-Site Study Area that were residential, and/or sites that SME did not anticipate to impact the Off-Site Study Area.

Site 1: This site was formerly Blondies Restaurant, and was formerly located at 2299 Water Street, on the east-northeastern portion of the Off-Site Study Area. This site appeared to be undeveloped until at least prior to 1966. From 1966 to 1975 the site was developed with a gasoline service station under several different names. From 1975 to 1983, the site appeared to be unoccupied. From 1983 to the mid-1980s the site was listed as Richards Tony Roofing and Siding. From the mid-1980s to the mid-1990s, the site appeared a restaurant under several different names. From the mid-1990s to the present, the site appeared to be used for commercial use. The presence of a former gas station located on this site represents a REC in



connection with the Off-Site Study Area. This site is further discussed in **Section 3.6.1** of this report and is identified as #1 on **Figure 1.1** in **Appendix A**.

Site 2: This site was formerly located at 2205 Water Street, located on the east-northeastern portion of the Off-Site Study Area near Blondies Restaurant. This site appeared undeveloped prior to 1964. From 1964 until 1975, the site was identified as a gasoline service station. The address was not listed later than 1975. A commercial strip plaza appeared in the general area of this site's former location. The historical presence of a gas station located on this site represents a REC in connection with the Off-Site Study Area. This site is identified as #2 on **Figure 1.1** in **Appendix A**.

The Speedway Gas Station located at 2180 Water Street adjoining the Off-Site Study Area to the south-southeast appeared to be undeveloped land from at least prior to the mid 1960s. From the mid-1960s to the present, the site appeared to have been a service gas station under several different names. This site is not a REC in SME's opinion. This site is further discussed in **Section 3.6.1**.

The site located at 2282 Water Street adjoining the Off-Site Study Area to the north-northeast, appeared undeveloped from prior to 1940. From 1940 to 1992, the site was listed as Bluska Meats. From 1992 to the present, the site appeared redeveloped into a hotel. This site is not a REC in SME's opinion. This site is further discussed in **Section 3.6.1** of this report.

The site located at 2020 Water Street was located approximately 1/10 mile east-southeast of the Off-Site Study area appeared residential from at least 1941 until 1964. From 1964 until 1999 the site was used as a gasoline service station. From 1999 to the present, the site appeared vacant. This site is not a REC in SME's opinion. This site is further discussed in **Section 3.6.1** of this report

## **3.6 Regulatory Review And Interviews**

### **3.6.1 Standard Environmental Record Sources**

SME retained FirstSearch to query the following state and federal regulatory agency lists to identify regulated and/or environmentally impacted sites that were near the Off-Site Study Area. Site maps indicating the location of these listed sites relative to the Property are included at the end of the FirstSearch Report provided in **Appendix B**. The dates of the lists reviewed are also included in the FirstSearch Report.

- **MDEQ – Remediation and Redevelopment Division (RRD), Michigan Act 451 Part 201 Sites of Environmental Contamination; 1-mile radius. (Part 201 Contaminated Site)**
- **MDEQ – RRD, Open and Closed Leaking Underground Storage Tank (LUST) Sites; 1/2-mile radius. (Open LUST/Closed LUST)**
- **MDEQ – Waste and Hazardous Materials Division (WHMD), Registered USTs; Off-Site Study Area and adjoining sites. (Registered UST)**

- MDEQ - WHMD, Operating Solid Waste Landfills in Michigan listing, Solid Waste Disposal Areas in Michigan listing, and the Inactive Landfill listing; 1/2-mile radius. (Landfill)
- United States Environmental Protection Agency (USEPA) Superfund Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Hazardous Waste Sites; 1/2-mile radius. (CERCLIS)
- USEPA Superfund CERCLIS Archive No Further Remedial Action Planned (NFRAP) sites; Off-Site Study Area and adjoining sites. (CERCLIS-NFRAP)
- USEPA Superfund NPL listing; 1-mile radius. (NPL)
- USEPA Federal Resource Conservation and Recovery Act of 1976 (RCRA) Large Quantity Generators (LQG) and Small Quantity Generators (SQG) List for Michigan; Off-Site Study Area and adjoining sites. (RCRA-SQG / RCRA-LQG)
- USEPA RCRA Treatment Storage and Disposal (TSD) Facilities List; 1/2-mile radius. (RCRA-TSD)
- Federal Resource Conservation and Recovery Information System (RCRIS) Corrective Action (CORRACTS) Facilities List; 1-mile radius. (CORRACTS)
- USEPA Emergency Response Notification System (ERNS) List; Off-Site Study Area only. (ERNS)
- MDEQ Baseline Environmental Assessment (BEA) List, Off-Site Study Area and adjoining sites. (BEA)

**Table 3.1 Table of Identified Sites within the Off-Site Study Area**

Site Name	Site Number	Address	Name of List
Blondies Restaurant	1	2299 Water Street	Open LUST and Closed UST

SME reviewed information regarding the listed site located within the Off-Site Study Area at the Southeast Michigan MDEQ-RRD on March 11, 2004. Below is a summary of the information regarding this site on file with the MDEQ.

*Blondies Restaurant, 2299 Water Street:* This site is located in the north-northeastern portion of the Off-Site Study Area. The file for this site contained limited information. According to the information reviewed which included: a MDEQ correspondence letter; dated May 25, 1995; a 20-Day Initial Abatement Report by Universal Environmental Science and Engineering, Inc. (UESE), dated May 22, 1995; and a 90-Day Initial Assessment Report by UESE, dated July 26, 1995, a Confirmed Release was reported for the site on April 28, 1995. The site reportedly had two USTs that were emptied, and removed in May 1995. Holes were reportedly identified in one of the USTs during removal. According to the 20-Day Initial Abatement Report, six verification of soil remediation (VSR) samples from each excavation were collected and submitted to an analytical laboratory for benzene, toluene, ethylbenzene, and xylene (BTEX), methyl-tert-butyl

ether (MTBE), and total lead analysis. According to the 90-Day Initial Assessment Report, no free product was observed during the assessments and approximately 160 cubic yards of soil was impacted by the release. Additionally, approximately 325 cubic yards was reportedly impacted in the vadose zone on the site. Groundwater was reportedly perched throughout the site, and the migration was reportedly not expected to leave the site. The contaminated soils did not appear to be removed from the site. Therefore, based on the information that indicates contaminated soils are currently on this site, and that it is located within the Off-Site Study area, this site represents a REC in connection with the Off-Site Study Area. This site is identified as #1 on **Figure 1.1** in **Appendix A**.

Sites within the reviewed radii and their distance from the Off-Site Study Area are listed below:

**Table 3.2 Table of Sites Outside the Off-Site Study Area**

Site Name and Address	Site Number	Distance and Direction from Off-Site Study Area	Name of List
Speedway #8822 2180 Water Street	Not Available	South-southeast adjoining site	Active UST and Closed LUST
Bluska Meats 2282 Water Street	Not Available	North-northeast adjoining site	Closed UST and Closed UST
By Lo Oil Co #206 2020 Water Street	Not Available	1/10 mile south-southeast	Open LUST and Active UST

SME did not review the Bluska Meats file because of the status of the site, and it was not reasonably ascertainable within time and budget constraints of the project. However, based on the location of the Black River and the Saint Clair River east of the Off-Site Study Area, Bluska Meats does not represent a REC in connection with the Off-Site Study Area.

SME reviewed information regarding the Speedway #8822 and By Lo Co. #206 sites based on the close proximity and status of the sites in respect to the Off-Site Study Area at the Southeast Michigan MDEQ-RRD on March 11, 2004. Below is a summary of the information regarding these sites on file with the MDEQ.

Speedway #8822, 2180 Water Street: This site is the south-southeast adjoining site to the Off-Site Study Area. SME reviewed: a NESA and Associates, Inc. (NESA) Closure Report, dated June 3, 1999; a NESA correspondence letter, dated September 10, 1999; and a MDEQ Correspondence letter, dated May 6, 2003. According to the Closure Report, a release was identified during removal of the piping and UST systems on the site. There were reportedly four 8,000-gallon unleaded gasoline USTs and one 550-gallon waste oil UST on the site. VSR samples were reportedly collected around the former unleaded gasoline USTs and submitted to an analytical laboratory for BTEX and MTBE analysis. VSR samples collected around the waste oil UST were reportedly additionally analyzed for polynuclear aromatic hydrocarbons (PAHs), PCB, lead, cadmium, and chromium constituents. Laboratory analytical results collected around the waste oil UST were reportedly not detected above laboratory method detection limits. Approximately 618 cubic yards of soil was reportedly removed from the site and disposed at the Pine Tree Acres Landfill. According to the reports reviewed, one 15,000-gallon regular unleaded gasoline, one 8,000-gallon mid-grade unleaded gasoline, one 6,000-gallon kerosene, and one 4,000-gallon premium unleaded gasoline USTs were installed in the excavations of the former USTs on the site. Contamination was reportedly confined to the site, and groundwater was reportedly excluded as a pathway because it was perched. Twelve monitoring wells, and three temporary monitoring wells were reportedly installed on the site.

The consultant for the site additionally implemented a multi-phase removal system incorporating the use of a vacuum truck and natural attenuation. According to the MDEQ correspondence letter, the site was closed with unrestricted residential use based on Tier I Evaluation. Based on the reports and letters reviewed and SME's assumption of the groundwater flow direction to the east towards the Black River and Saint Clair River, SME does not anticipate this site to impact the Off-Site Study Area. Therefore, this site is not considered a REC in connection with the Off-Site Study Area.

*By Lo Oil Company #6, 2020 Water Street:* This site is located approximately 1/10 mile south-southeast of the Off-Site Study Area. SME reviewed: a Closure Report by Innovative Environmental Solutions, dated April 21, 1997; and a MDEQ Correspondence letter, dated June 17, 1997. According to the Closure Report, a release was identified during removal of UST systems at the site on the site in March 1991. The USTs were reportedly emptied, and approximately 6,960 cubic yards of soil was removed Off-Site and disposed at the Gratiot County Landfill. No free product was reportedly observed on the site. According to the Closure Report, VSR samples were collected from the USTs excavation bottom and sidewalls. The samples were reportedly submitted to an analytical laboratory for BTEX, MTBE, and PAH analysis. Subsurface water was reportedly not encountered during the excavation and temporary wells were reportedly installed in soil borings where water was encountered. Nine temporary wells were installed around the site. Analytical results of the groundwater samples indicated constituents were lower than the Tier I Unrestricted Residential Closure Cleanup Criteria. According to the MDEQ Correspondence letter, the MDEQ did not agree with the Certified Professional (CP) / Qualified Underground Storage Tank Consultant (QC), because soil samples within the excavation exceeded the Tier I soil saturation levels and the report did not address volatilization to indoor air as an exposure pathway. However, based on the location of the Black River and the Saint Clair River to the east, SME does not anticipate this site to impact the Off-Site Study Area, and is therefore not considered a REC in connection with the Off-Site Study Area.

### **3.6.2 MDEQ Geological Survey Division On-Line Review**

SME queried the MDEQ-Geological and Land Management Division (GLMD) web site for oil and gas permits/wells for the Off-Site Study Area's township, range and section number. According to the lists queried, on April 15, 2004, there are two oil and/or gas well permits recorded for the Off-Site Study Area's Section numbers. One well permit was issued for a Huronic Oil Company under the well name May, Adam #1, which is located approximately 1,400-feet east and 200-feet south of the Nokomis School. The other well permit identified was issued to Bach Courtney and Creech Herman under the well name Thompson, Oscar #1, which was located near the western bend of I-94 in the Off-Site Study Area. Both of the well permits indicated the wells were dry holes and the plugging was approved. Therefore, SME does not consider the wells RECs in connection with the Off-Site Study Area.

## **3.7 Conclusions**

SME has performed a Contamination Survey of the approximately 2-mile long, 350-acre Off-Site Study Area located in the City of Port Huron, Saint Clair County, Michigan, in general conformance with the scope and limitations of SME's Scope of Services and the ASTM Standard Practice E 1527-00.

Based on the results of the Contamination Survey of the Off-Site Study Area, in SME's opinion the following RECs were identified in connection with the proposed alternatives:

- USTs from historical gas stations located at 2205 and 2299 Water Street within the Off-Site Study Area;
- Possible PCB-containing transformers; and
- Asbestos and lead paint in buildings.

### **3.8 Recommendations**

In the professional opinion of SME, a Phase II subsurface assessment is recommended for the site identified on **Figure 1.1** in **Appendix A** assess the extent and characterize contaminated soils within the Off-Site Study Area prior to construction within the Off-Site Study Area.

SME recommends that the polychlorinated biphenyl (PCB) content of the transformers located within the Off-Site Study Area be determined if the pole and pad-mounted transformers are removed during construction within the Off-Site Study Area.

SME also recommends sampling for asbestos and lead paint in buildings prior to the demolition of structures within the Off-Site Study Area.

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## **APPENDIX A**

### **FIGURE 1.1 RECOGNIZED ENVIRONMENTAL CONDITIONS**



Scale 1" = 700'

Figure. 1.1 Recognized Environmental Conditions

## **APPENDIX B**

### **ENVIRONMENTAL FIRSTSEARCH REPORT**



# *FirstSearch Technology Corporation*

## **Environmental FirstSearch<sup>TM</sup> Report**

TARGET PROPERTY:

**I-94 ST**

**PORT HURON MI 48060**

Job Number: LE41347

**PREPARED FOR:**

SME

2663 Eaton Rapids Road

Lansing, MI 48911

05-14-04



*Tel: (317) 543-0010*

*Fax: (317) 543-1344*

*Environmental FirstSearch  
Site Information Report*

Request Date: 05-14-04  
Requestor Name: Caryn Carscadden  
Standard: SME STANDARD

Search Type: AREA  
Job Number: LE41347  
Filtered Report

TARGET ADDRESS: I-94 ST  
PORT HURON MI 48060

*Demographics*

Sites: 8	Non-Geocoded: 0	Population: NA
Radon: 0.3 - 4 PCI/L		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
Longitude:	-82.460101	-82:27:36	Easting:	380965.99
Latitude:	42.989999	42:59:24	Northing:	4760523.552
			Zone:	17

*Comment*

Comment: BLUE WATER BRIDGE PLAZA STUDY
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*Additional Requests/Services*

Adjacent ZIP Codes: 1 Mile(s)

Services:

ZIP Code	City Name	ST	Dist/Dir	Sel
48059	FORT GRATIOT	MI	0.75 NW Y	

	Requested?	Date
Sanborns	No	
Aerial Photographs	No	
Topographical Maps	No	
City Directories	No	
Title Search	No	
Municipal Reports	No	
Online Topos	No	

*Environmental FirstSearch*  
*Sites Summary Report*

**TARGET SITE:** I-94 ST

PORT HURON MI 48060

**JOB:**

LE41347

BLUE WATER BRIDGE PLAZA STUDY

**TOTAL:** 8      **GEOCODED:** 8      **NON GEOCODED:** 0      **SELECTED:** 0

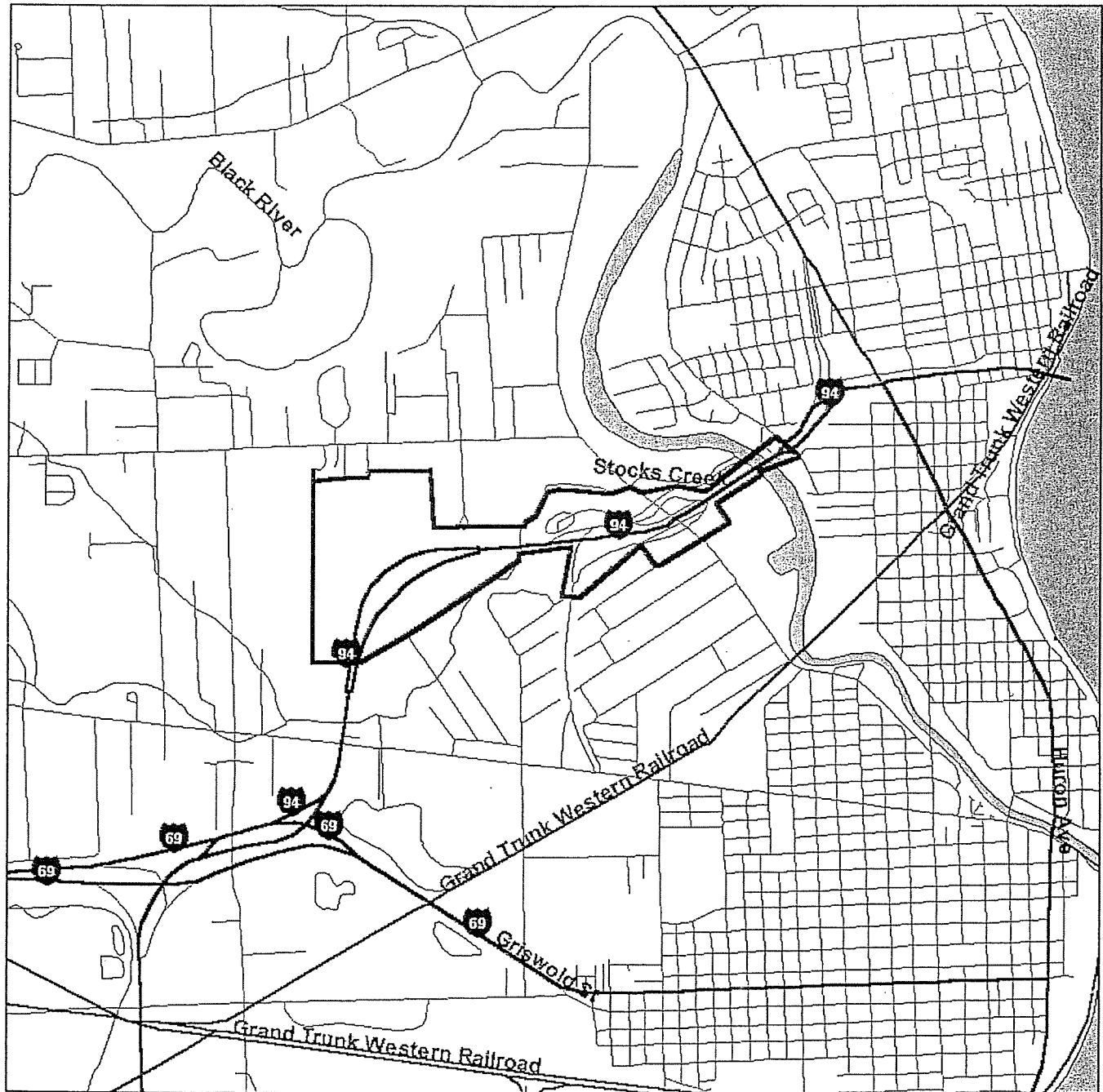
ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	Map ID
5	LUST	BLONDIES RESTAURANT C-0478-95/OPEN	2299 WATER ST PORT HURON MI 48060	0.00 --	1
2	UST	BLONDIES RESTAURANT 0038514/CLOSED	2299 WATER ST PORT HURON MI 48060	0.00 --	1
6	LUST	BLUSKA MEATS C-1990-92/CLOSED	2282 WATER ST PORT HURON MI 48060	0.01 NE	2
3	UST	BLUSKA MEATS 0036860/CLOSED	2282 WATER ST PORT HURON MI 48060	0.01 NE	2
7	LUST	BY LO OIL CO #206 C-0410-91/OPEN	2020 WATER ST PORT HURON MI 48060	0.12 SE	3
8	LUST	SPEEDWAY #8822 C-1055-96/CLOSED	2180 WATER ST PORT HURON MI 48060	0.03 SE	4
4	UST	SPEEDWAY #8822 0010670/ACTIVE	2180 WATER ST PORT HURON MI 48060	0.03 SE	4
1	RCRAGN	SPEEDWAY 8822 MI0000008144/VGN	2180 WATER ST PORT HURON MI 48060	0.03 SE	4



**Environmental FirstSearch**  
1 Mile Radius from Area  
SME STANDARD: NPL, RCRACOR, STATE



**I-94 ST, PORT HURON MI 48060**



Source: 1999 U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....

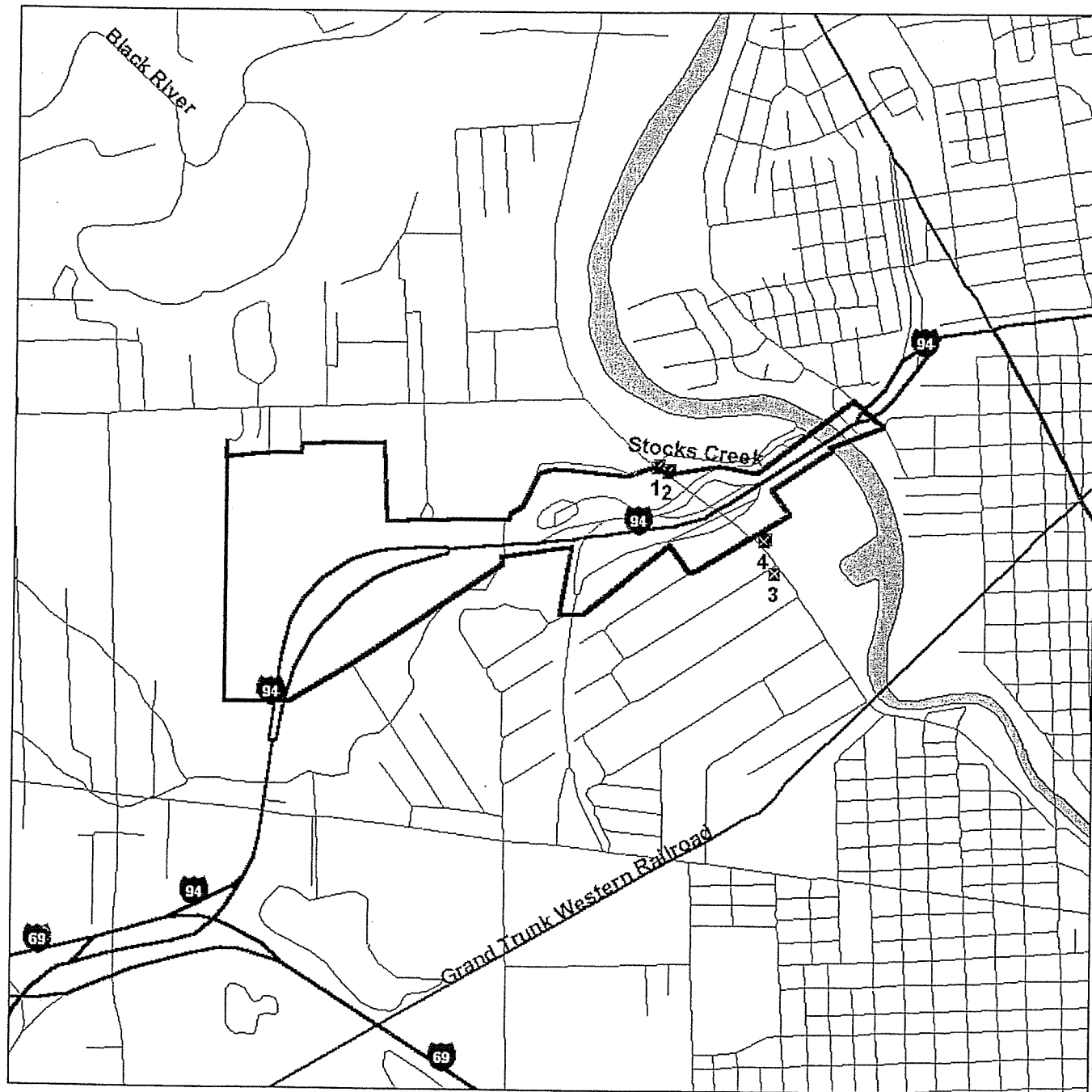
Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius



**Environmental FirstSearch**  
.5 Mile Radius from Area  
SME STANDARD: CERCLIS, RCRATSD, LUST, SWL



**I-94 ST, PORT HURON MI 48060**



Source: 1999 U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- PL, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius

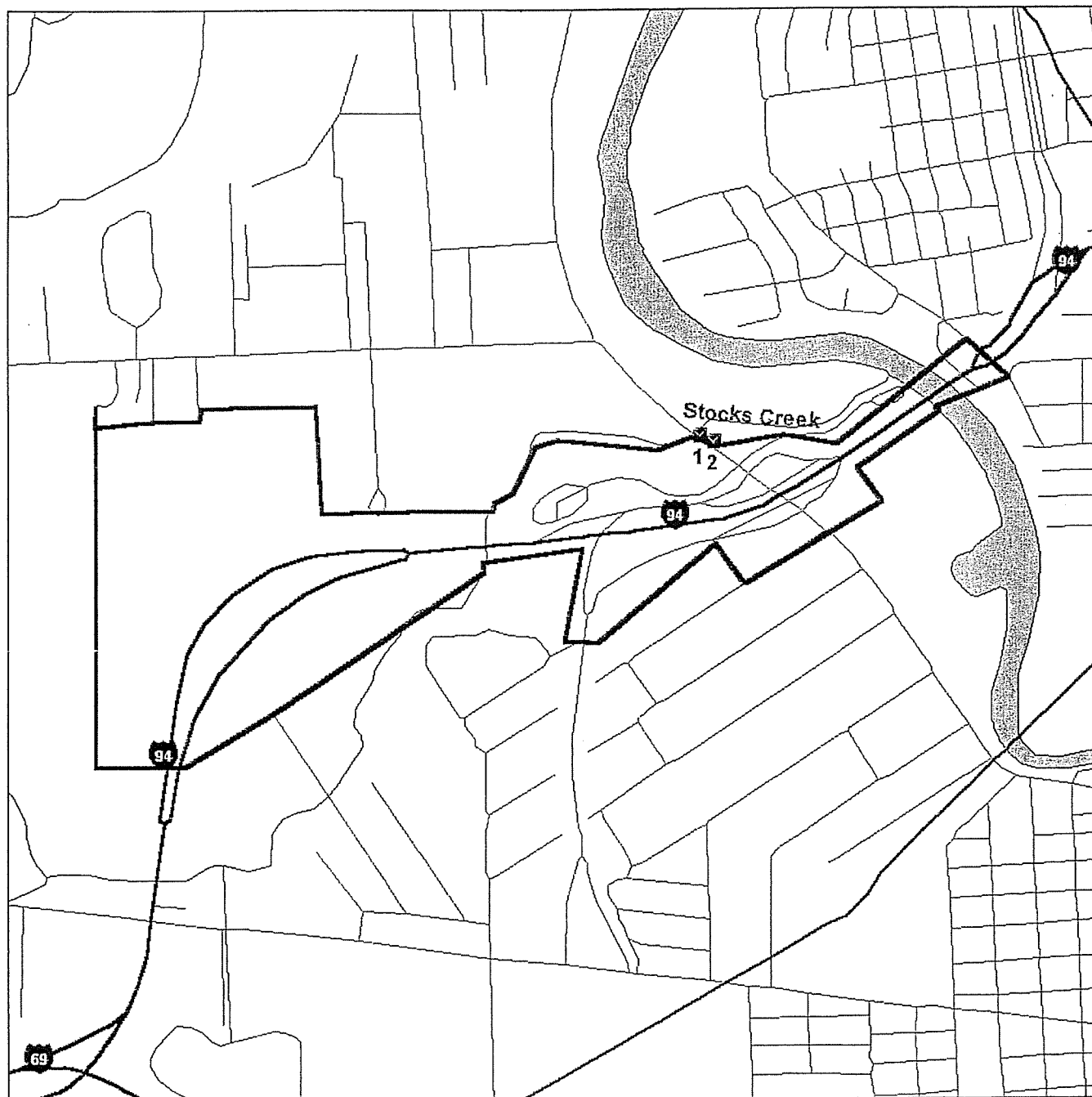


# Environmental FirstSearch

.12 Mile Radius from Area  
SME STANDARD: Multiple Databases



I-94 ST, PORT HURON MI 48060



Source: 1999 U.S. Census TIGER Files

- Area Polygon .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, Solid Waste Landfill (SWL) or Hazardous Waste .....
- Railroads .....

Black Rings Represent 1/4 Mile Radii; Red Ring Represents 500 ft. Radius