

## MEMORANDUM FOR SEE DISTRIBUTION

**SUBJECT: Recertification of FINAL ENVIRONMENTAL CONDITION OF PROPERTY REPORT UPDATE SEBILLE MANOR PROPERTY, dated July 2013**

1. Subject ECP's classification of area property type is still valid.

At the time the initial Environmental Condition of Property (ECP) was conducted the Property was used as residential housing. All operations on the Property were terminated and the Property placed in caretaker status on October 1, 2008.

As described in the 2013 ECP Update Report, the demolition of the structures was carried out in two phases. Both phases were completed and the disturbed areas restored by November 2011. Only the pad-mounted telecommunications unit, streets, and the bridge over the Sutherland Oemig Drain remain. The telecommunications unit provides service to the general area beyond Seville Manor. The property remains in caretaker status as improved land.

Conditions on the Property and in the area surrounding the property that may affect the environmental condition of the property have not changed materially since the 2013 ECP Update Report was completed. This conclusion is based site visits and an interview with Mr. Ron Wesley, Division Chief of Operations and Maintenance for the U.S. Army Garrison Detroit Arsenal Directorate of Public Works. Mr. Wesley has been responsible for overseeing the caretaking of the Property since 2008. Installation Environmental personnel, Ms. Cheryl Neades, conducted a site visit to view the Property and the area surrounding the Property on Feb 5, 2015 and Apr 1, 2015.

2. Subject 2013 ECP Update Report was prepared in accordance with 42 USC § 9620(h)(4), Army Regulation 200-1 (27 Dec 07), and the Department of Defense's Base Redevelopment and the Base Redevelopment and Realignment Manual (DoD 4165.77-M)(BRRM). The ECP, which included interviews, government record reviews, visual inspection of the Property and adjoining properties, and the declaration by the environmental professional responsible for the assessment, meets or exceeds the requirements of American Society for Testing and Materials (ASTM) Designation D 6008-96 (2005), *Standard Practice for Conducting Environmental Baseline Survey*.

3. Seville Manor (the "Property") is identified as Tax Parcel ID Nos. 09-21-351-001 & 002, 09-28-101-002 & 003, and contains no buildings on approximately 103 acres. Based on Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities, the ECP recommended that Seville Manor be classified as: Uncontaminated Property (Category 1).

Category 1 is defined as: Areas where no release or disposal of hazardous substances or petroleum products has occurred (including no migration of these substances from adjacent areas).

The Category 1 classification was selected based on current and previous uses of the real property as reported in the 2004 Environmental Baseline Survey, the 2006 Environmental Condition of Property, and the 2013 Updated Environmental Condition of Property.

4. The 2013 ECP Update Report identified the following recognized environmental conditions (REC): The ECP did not identify any REC.

The following other environmental conditions were identified: abandoned underground transite water, sewer, and stormwater mains [asbestos containing materials (ACM)].

5. An update of the electronic database search of environmental records for the Property and surrounding area is not necessary, because conditions on the Property and in the area surrounding the Property have not changed materially. The surrounding land use remains residential. Activities associated with residential land use are not likely to result in a recognized environmental condition in connection with the Property.

As of April 1, 2015, no new sites of potential environmental sites of concern were found within corresponding ASTM search radius distances from the Property. There is no evidence that environmental conditions at the sites identified in the original or the updated ECP have materially changed.

7. Please contact Ms. Mary Hoenscheid at [mary.c.hoenscheid.civ@mail.mil](mailto:mary.c.hoenscheid.civ@mail.mil), or 586-282-0741, if you require further information.

  
Environmental Division Chief

  
ALAN L. PARKS  
Garrison Manager

Enclosures:

- 1) Interview
- 2) Site Visit MFR

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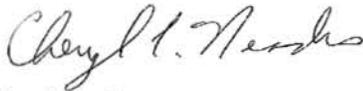
**Memorandum for Record**  
**Site Visit to Seville Manor**  
**April 1, 2015**

I visited the Seville Manor property on Wednesday April 1<sup>st</sup>, 2015. I was accompanied by Mr. Ron Wesley, Chief of the DPW Operations and Maintenance Division. The snow has melted and we had access to the entire property.

The gates and fence line in general are in good condition with a couple of exceptions. The Donner Road gate is still damaged likely by the Township snow plow. In addition there is a location where a tree has fallen on the fence.

The Garrison Directorate of Public Works is aware of the Donner gate damage and deemed the gate condition adequate to restrict unauthorized vehicle entry. The DPW will evaluate the tree on the fence and determine if repair is necessary. Where the tree has damaged the fence is adjacent to private property and not visible from any public road. The adjacent property is heavily wooded and the damaged fence area inaccessible to vehicles.

There was no evidence of illegal dumping or other pollution sources either internal to the property or along the fence line. No recognized environmental conditions were identified during this site visit.



Cheryl Neades  
Environmental Protection Specialist  
April 9, 2015