



The RACER Trust: Empowering America's Auto Communities

Lansing, MI

RACER Site 13003

Lansing Plant 6 Industrial Land
40 North Verlinden Street
Lansing, MI 48915

Site Description

This vacant property encompasses 72 acres and is adjacent to two other former GM sites — Lansing Plant 2 and Lansing Plant 3. Nearby Interstates 69 and 496 offers easy highway access. A significant portion of the Site is located within the City of Lansing's Wellhead Protection Area.

Prior to 1921, this property was farmland. In 1921, Durant Motor Works constructed a building complex on the property to manufacture automobiles and automobile parts. GM purchased the facility in 1935, and began the Fisher Body Division. Later, in 1985, it became the Lansing Car Assembly, where the bodies of the Pontiac Grand Am and Chevrolet Classic were manufactured. The main assembly plant operations consisted of trim and chassis assembly lines, body painting, electro-disposition primer operation, and areas for materials and storage. The Plant 6 facility was decommissioned and closed in 2005.

Cleanup activities are performed by the RACER Trust, with the approval and oversight of the Michigan Department of Environmental Quality (MDEQ). The Settlement Agreement that established the RACER Trust set aside approximately \$7,736,956 for cleanup work at this property.

Environmental History

Historic testing found concentrations of volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) above regulatory criteria. To investigate historic exceedances and other potential releases, a Resource Conservation and Recovery Act (RCRA) Facility Investigation (RFI) Work Plan was prepared and approved by the MDEQ in the summer of 2011. Environmental investigations at the plant began in the spring of 2011, and were substantially complete in December 2014. During this time, approximately 150 soil borings were completed and 20 monitoring wells were installed at Plant 6. From these soil borings and monitoring wells, approximately 593 soil samples and 473 groundwater samples were collected and submitted for laboratory analysis. Targeted follow-up investigation is occurring as needed.

Continued

The RFI Phase 1 Report was submitted to the MDEQ in January 2012. The RFI Phase 2 Supplemental Activities Summary Report was submitted to the MDEQ in February 2014. An RFI Summary Report was prepared and submitted to MDEQ in August 2014.

This report summarized the RFI investigation activities completed at the Site through August 2014. Some follow-up data gap and pre-design investigations and reports have been completed since August 2014.

Based on the data collected, there are concentrations of VOCs, SVOCs and metals that are present at Plant 6 above applicable criteria, and the concentrations of each of these has been defined as follows:

- Direct Contact exceedances have been detected in three areas;
- Vapor Intrusion to Indoor Air exceedances, if buildings are constructed, have been detected in three areas;
- Particulate Soil Inhalation exceedances have been detected in two areas;
- Flammability and Explosivity Screening Levels have been exceeded in one area;
- Groundwater Contact and Soil Saturation Concentration screening level exceedances were detected in two areas, and;
- Drinking Water exceedances were detected across the property.

A Draft Corrective Measures Study, which identified and evaluated corrective measures, was submitted to MDEQ in June 2014.

Next Steps

An updated Corrective Measures Study (CMS) report will be submitted to the MDEQ after completion of additional field scale pilot testing in 2015. The CMS report will be updated to include the results of post-June 2014 investigations and data evaluation activity and will summarize those areas under consideration for corrective measures, provide an explanation of options with associated costs, and identify the proposed corrective measures for applicable areas within Plant 6.

The proposed corrective measures are likely to include engineering controls (e.g., caps or covers), groundwater use restrictions, property use restrictions, soil management requirements, targeted soil excavation and groundwater monitoring to verify plume stability. RACER has been coordinating with MDEQ throughout the investigation and corrective measures evaluation process and adapting strategies based on input from the MDEQ.

Implementation of the corrective measures will begin after MDEQ approves the CMS. Interim measures, such as targeted excavations or other design related studies may be completed prior to MDEQ's approval of the CMS.

Groundwater monitoring will continue to allow for evaluation of concentration trends over time.

More detailed information on the site can be viewed at the RACER website at www.racertrust.org.