



The RACER Trust: Empowering America's Auto Communities

Lansing, MI

RACER Site 13001

Lansing Plant 2 Industrial Land
2801 West Saginaw Street
Lansing, MI 48921

Site Description

This vacant property encompasses 72.47 acres and is adjacent to two other former GM sites — Lansing Plant 3 and Lansing Plant 6. Nearby Interstates 69 and 496 offer easy highway access and the Site is bordered by railroad tracks to the east. A significant portion of the Site is located within the Lansing Township Wellhead Protection Area.

Lansing Plant 2 was first built in approximately 1910, and produced rear axles between 1945 and 1985. A small foundry, which ceased operations sometime between 1978 and 1980, was operated in former Building 242, which was located near the northeast portion of the Site.

Major renovations took place between 1985 and 1987, and the plant built the Buick Reatta from 1987 until 1990. After 1990, the plant produced the convertible Pontiac Sunfire, convertible Chevrolet Cavalier, and the EV-1 (electric car). The plant then produced the Cadillac Eldorado for a short period of time. Most recently, the plant produced the Chevrolet SSR. The Plant 2 facility was taken out of operation during March 2006.

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 \$5,509,240 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, over 205 soil borings were completed and

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40 groundwater monitoring wells were installed at Plant 2. From these soil borings and monitoring wells, more than 1,000 soil samples and 500 groundwater samples were collected and submitted for laboratory analysis. Targeted follow-up investigation is occurring as needed.

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, polychlorinated biphenyls (PCBs) and metals at Plant 2 above applicable criteria, and the concentrations of each of these has been defined as follows:

- Direct Contact exceedances have been detected in five 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 four areas;
- Groundwater Contact exceedances was detected in one area, and
- Drinking Water exceedances were detected across the property. Most notably, 1,4-dioxane was detected above Drinking Water Criteria in groundwater at depths of approximately 75 to 80 feet below ground surface (bgs).

In addition a light nonaqueous phase liquid (LNAPL), which appears to be a weathered oil, was identified in the subsurface at one area of the Site. The LNAPL contains PCBs and other constituents at varying concentrations.

A Draft Corrective Measures Study was submitted to MDEQ in June 2014.

Next Steps

An updated Corrective Measures Study (CMS) report will be submitted to the MDEQ when adequate information is available to allow for proposing a corrective measure for the lower 1,4-dioxane groundwater contamination. 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 2.

The proposed corrective measures will likely include engineering controls (e.g., caps or covers), groundwater use restrictions, property use restrictions, soil management requirements, targeted soil excavation, groundwater

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monitoring to verify plume stability, and measures to address the lower 1,4-dioxane groundwater contamination. 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 bench scale and field scale pilot tests, pumping tests, 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.