



The RACER Trust: Empowering America's Auto Communities

Lansing, MI

RACER Site 13002

Lansing Plant 3 Industrial Land
2800 West Saginaw Street
Lansing, MI 48921

Site Description

vacant property encompasses 105.25 acres and is adjacent to two other former GM sites — Lansing Plant 2 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.

The buildings that comprised Lansing Plant 3 were originally constructed in the 1930s. Early Plant 3 operations involved multiple aspects of automobile manufacturing. Major production operations consisted of stamping and electroplating bumpers, general machining of crankshafts and connecting rods, and machining, welding, and stamping of automobile parts. In May 1987, electroplating operations ceased. The Plant 3 facility was shut down in 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 \$5,385,566 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 180 soil borings were completed and 48 groundwater monitoring wells were installed at Plant 3. From these soil borings and monitoring wells, approximately 561 soil samples and 579 groundwater samples were collected and submitted for laboratory analysis.

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.

Continued

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 at Plant 3 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 three areas, 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 weathered petroleum fuels, was identified in the subsurface at two areas of the Site.

A Draft Corrective Measures Study, which identified and evaluated potential corrective measures, 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 the post-June 2014 investigation 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 3.

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