



# The RACER Trust: Empowering America's Auto Communities

## Genesee Township, MI RACER Site 13270

Coldwater Road Industrial Land  
1245 East Coldwater Road  
Genesee Township, MI 48458

### Site Description

The former Coldwater Road facility was operated by various GM business units, including Delphi, which manufactured window regulators, door hinges, door modules and seat adjusters.

GM sold the plant in 1996 to Peregrine, which manufactured window regulators and door hinges, until they ceased operations in 1998. GM's subsidiary, REALM, acquired the property in 1999. GM leased the Administration Building until 2000. REALM completed environmental decommissioning and removal of all structures in June 2001, leaving only the slabs of the buildings.

The 118.27-acre site — paved and fenced — is currently leased, and is periodically used for product storage and container management. It is bordered by a rail line to the east and Coldwater Road to the south, is zoned heavy industrial, and has easy access to Interstate 475.

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 \$1.7 million for environmental management and oversight at this property.

### Environmental History

Environmental work has and is being completed under the Resource Conservation Recovery Act (RCRA) Corrective Action program under MDEQ oversight. A RCRA Facility Investigation (RFI) was completed at the site in 1996. Additional investigations and interim measures were implemented between 2000 and 2005. Those measures included excavation of oil-impacted areas and soils exceeding cleanup criteria and replacing such areas with clean fill; demolition of the building; delineation of areas of interest; and a groundwater investigation. Reports summarizing the remedial activities at the site were submitted to the MDEQ in August, 2010.

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Between 2010 and 2012, a shallow and deep groundwater quality investigation and site-specific background evaluation were completed, at the request of the MDEQ, to determine the extent of on-site groundwater impacts and the potential for off-site migration of impacted groundwater. Five rounds of quarterly groundwater samples were collected from select wells screened in a shallow water bearing unit and the deep aquifer. Site-specific background values were developed in consultation with the MDEQ, and a groundwater quality analysis was submitted in February, 2013, which summarize the results of the sampling program. The shallow water bearing unit sampling identified elevated levels of lead and manganese above the state drinking water criteria. The deep aquifer sampling did not identify any site related impacts in the deep groundwater. In October 2013, four new groundwater monitoring wells were installed to allow for further assessment of the extent of lead and manganese concentrations on-Site and to allow for monitoring of groundwater migration within utility corridor bedding. In March 2014, a three year groundwater monitoring program was initiated to further assess the extent of groundwater impacts and groundwater migration.

## Next Steps

In order to manage the shallow water groundwater impacts at the site, a number of activities have been proposed to MDEQ, including:

- Perform additional groundwater monitoring, as described in the Supplemental RFI Groundwater Investigation Work Plan and Groundwater Monitoring Plan;
- Place deed restrictions on the property restricting property use to non-residential, and prohibiting the use of groundwater as a potable supply;
- Abandon all wells not being monitored;

Future actions will be dependent upon the results of the on-going groundwater monitoring and RACER will continue to work with MDEQ towards the goal of obtaining Corrective Action Complete with Controls.

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*More information on the site is available at the RACER website at [www.racertrust.org](http://www.racertrust.org).*

**For More Information**

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