



JOHN ENGLER, Governor

DEPARTMENT OF ENVIRONMENTAL QUALITY

HOLLISTER BUILDING, PO BOX 30473, LANSING MI 48909-7973

INTERNET: <http://www.deq.state.mi.us>

RUSSELL J. HARDING, Director

REPLY TO:

SHIAWASSEE DISTRICT OFFICE
10650 BENNETT DRIVE
MORRICE MI. 48857-9792

November 20, 1997

Mr. David M. Arceo
Flint Township Zoning Board
1490 S. Dye Road
Flint, Michigan 48532

Dear Mr. Arceo

SUBJECT: Requirements of a Generic Commercial Closure for the Road Frontage Portion of the Linden Road Landfill, Genesee County, Michigan

In response to your questions about the process of obtaining a Generic Commercial Closure, the Michigan Department of Environmental Quality (MDEQ) is happy to supply the following information.

First, all closures granted by the MDEQ are land use based. Different land uses create situations where individuals have different potential exposures to environmental contamination. To determine acceptable contaminant levels for different land uses, the MDEQ uses some standard assumptions about exposures for each land use.

The most restrictive closure granted by the MDEQ is a Generic Residential where the exposure assumptions used in calculating acceptable levels are much greater than in any other closure category, including Generic Commercial. However, in granting either a Generic Commercial or Generic Industrial Closure, the MDEQ requires a legal notice be attached to the property's deed that states which environmental problems remain and restricts the property to commercial or industrial use, as appropriate. Other restrictions may be included on a site specific basis.

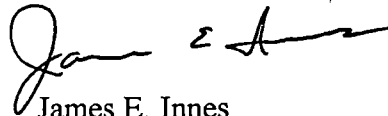
More specifically, a Generic Commercial Closure requires submission of all necessary technical documents, such as a Remedial Investigation/Feasibility Study, a work plan for remedial activities, a closure report, and a draft copy of a Notice of Approved Environmental Remediation (NAER). Enclosed you will find a copy of the draft NAER for the Linden Road Landfill frontage.

General Motors Corporation (GM) has submitted all of these documents except the closure report. The closure report will be submitted following the proposed work and will include verification that the actions taken have reduced the contamination to a level protective of the human health and environment for the particular land use intended.

Additional information required for a Generic Commercial Closure includes a legal survey of the property and documentation that the closure category is consistent with current zoning or is a legally nonconforming use. Once the remedial actions at the site are complete and documentation of such has been reviewed and accepted by the MDEQ, GM will be granted a Generic Commercial Closure for the frontage portion of the Linden Road Landfill. GM will then file the NAER with the register of deeds where it will become part of the property's title. All restrictions associated with the NAER will run with the property and be binding upon all future owners.

I hope this information is helpful. As always, if you have any further questions, please don't hesitate to call.

Sincerely,



James E. Innes
Environmental Response Division
Shiawassee District Office
(517) 625-4693

JEI:jh

Enclosure

cc: Mr. Robert Metcalf, GM