



## **FACT SHEET**

### **STATEMENT OF BASIS for Groundwater Contamination at PLM Properties Inc., (Formerly SPECO) In Springfield Ohio**

#### **INTRODUCTION**

This Statement of Basis for PLM Properties, LLC (formerly Steel Products Engineering Company, Inc., (SPECO) site in Springfield Ohio) explains the process for cleaning up contaminated soils and groundwater, protecting against future harm from the site, and provides the rationales for the proposal. The U.S. Environmental Protection Agency (U.S. EPA) is issuing this Statement of Basis as part of its public participation responsibilities under the Resource Conservation and Recovery Act (RCRA). As described below, members of the public are being afforded an opportunity to review and comment on the cleanup and protection proposal set forth below.

This document summarizes information that can be found in greater detail in the Administrative Record for this Site (Attachment 1). The U.S. EPA and the Ohio Environmental Protection Agency (OEPA), which directed the closure of regulated units at the site, encourage interested members of the public to review these documents in order to gain a more comprehensive understanding of the site and the RCRA-related activities that have been conducted, and are being proposed, at the site.

#### **FACILITY BACKGROUND**

The PLM Properties, Inc. facility is located in a rural/suburban area three miles northwest of Springfield, Ohio (see Figure 1, Facility Map). It is now occupied by Lewisburg Container Corporation, a company which makes cardboard boxes and does not use hazardous chemicals.

Most of the property now owned by PLM Properties, Inc. (about 50 acres) was owned and operated by the former SPECO company. At this location, SPECO manufactured gears and other metal products for the aircraft industry. The original site covered 71 acres and was surrounded on three sides by farmland. The Mad River is located approximately 1000 feet southeast of the plant. Pondy Creek, a tributary to the Mad River, crosses the site about 500 feet to the west of the plant. Railroad Tracks are

present along the western boundary of the site. The site includes a plant, an administration building, and undeveloped areas of farmland and woods.

The site was occupied by farmland until 1956, when SPECO initiated their manufacturing operation there. While in operation, SPECO manufactured metal parts for the aircraft industry. The manufacturing process consisted primarily of precision machining on forgings, castings, and bar stock of high temperature alloys such as magnesium, titanium, aluminum and steel. Processes conducted there included heat treating, plating, anodizing, sand blasting, painting, metal cleaning with volatile organic solvents, and product testing.

SPECO ceased regulated operations in 1996, when the company went into bankruptcy proceedings. Part of the bankruptcy settlement with the Ohio Attorney General's Office, was the dissolution of assets and payment of proceeds to creditors. Under this settlement, some of the remaining property not sold to PLM Properties, Inc. was deeded to a Mr. Ed Lockwood, who owned Springfield Environmental, Inc./Lockwood Laboratories. Mr. Lockwood received the property as back payment for environmental remediation work done for SPECO over a number of years. PLM Properties, LLC purchased the eastern 50+ acres of the former SPECO site in December, 1998.

### **NATURE AND EXTENT OF CONTAMINATION**

All contaminated soils and wastes were removed and/or excavated as part of closure activities. A plume of TCE and TCE degradation products remains in the shallow aquifer, and concentrations have steadily declined.

Even though contamination has reduced significantly, it still is at a level approximately twice the MCL near the source (TCE concentration of 10 ppb), and approximately 30 ppb at MW 19 (the most downgradient well). Since groundwater is not currently used for any purpose on the site, and the Mad River is a hydraulic boundary for this aquifer, there is no current human health risk pathway for contaminated groundwater. However, in order to restore its maximum beneficial use, continued groundwater monitoring is required as the groundwater undergoes natural attenuation.

### **REMEDY PROPOSED BY U.S. EPA**

The U.S. EPA, in conjunction with the OEPA, is proposing that PLM Properties, Inc. will implement the following remedy to address the contaminated soils and groundwater at the site:

- Maintenance of the existing Institutional Control which limits the use of land to industrial/commercial, and prohibits the use of groundwater on the site,
- Monitored Natural Attenuation (MNA) of the groundwater contamination, with a contingent remedy to be implemented if MNA is not successful, and
- Financial Assurance to demonstrate that funds will be available for implementation of the selected remedy.

## INFORMATION REPOSITORY

**PLM Reports** and the **Statement of Basis** are available at:

U.S. EPA, Region 5  
Waste Pesticides and Toxics Division Record Center  
77 West Jackson Boulevard, 7th Floor  
Chicago, Illinois 60604  
(312) 353-5821  
Hours: Mon-Fri, 8 a.m. – 4 p.m.

and at:

Clark County Public Library  
Reference Desk  
102 S. Fountain  
Springfield, OH 45502  
(937) 328-6903

The **Statement of Basis** is presented to the public for review and comment. The 45 day Public Comment Period is April 28, 2008 to June 13, 2008. Send written comments to:

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