



The RACER Trust:

Empowering America's Auto Communities

Pontiac, MI

A Portion of RACER Site 11970

Southeast corner of Joslyn Avenue
& Westbrook Street
Pontiac, MI 48340

Updated July 2022

Site Description

This Property consists of a 0.46-acre vacant parcel (Parcel ID: 14-21-205-001) located at the southeast corner of Joslyn Avenue and Westbrook Street, Pontiac, Mich. The Property is zoned P-1 Parking. Surrounding properties include General Motors, LLC's Global Propulsion facility, commercial facilities and residences.

RACER Trust is performing an environmental investigation of the Property with the approval and oversight of the United States Environmental Protection Agency (U.S. EPA) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE). The work at this Property is being performed using a portion of the approximately \$11 million set aside for remediation of Pontiac North properties by the Settlement Agreement that established RACER Trust.



Environmental History

The available information does not identify that any General Motors Corporation (GMC) operational activities took place at the Property. In a March 2021 letter, the U.S. EPA confirmed that the Property did not appear subject to Resource Conservation and Recovery Act (RCRA) Corrective Action requirements.

According to historical documentation, a gasoline service station formerly occupied the southern portion of the Property from at least 1955 to 1963. A release of petroleum was identified at the Property in 1996. Follow-up soil and groundwater investigations completed in 1997 and 1998 identified the presence of petroleum

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constituents, cadmium, chromium and lead. Light non-aqueous phase liquid (LNAPL) has not been observed. The investigations resulted in submittal of a Closure Report in November 1998. The case was closed per Act 451 Section 21315 because EGLE did not audit the closure report within six months of receipt.

Because of EGLE's revised approach to the Volatilization to Indoor Air Pathway (VIAP) and associated criteria, the data contained in the 1998 Closure Report Soil was compared to 2020 VIAP screening criteria. The comparison identified exceedances of residential and nonresidential screening levels for primarily benzene, ethylbenzene and xylenes. Based on the comparison results, RACER proposed additional soil, soil vapor, and groundwater investigations to U.S. EPA and EGLE. These activities were conducted in 2021. Based on the results of the 2021 investigation, RACER requested that EGLE provide site-specific volatilization to indoor air criteria, which were provided in early 2022. RACER is in the process of summarizing the 2021 investigation and comparing the data to EGLE's site-specific criteria.

Next Steps

Next steps will be guided by the results of the data evaluation in progress. RACER Trust will continue to work with U.S. EPA and EGLE to achieve closure for the Property. It is anticipated that, at a minimum, additional investigation and eventually a Declaration of Restrictive Covenant (DRC) will be necessary that limits use of the Property to nonresidential, prohibits installation of wells and use of groundwater, and requires soil and soil vapor management for any future users.

More detailed information on the site can be viewed at the RACER website at www.racertrust.org.

For More Information

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