



# The RACER Trust: Empowering America's Auto Communities

## Pontiac, MI

A Portion of RACER Site 11970

Northeast corner of Joslyn Avenue  
& Wesbrook Street  
Pontiac, MI 48340

Updated June 2022

### Site Description

This Property consists of a 0.46-acre vacant parcel (Parcel ID: 14-21-203-001) located at the northeast corner of Joslyn Avenue and Wesbrook Street in Pontiac. The Property is zoned P-1 Parking. Surrounding properties include General Motors LLC's Global Propulsion facility, commercial facilities, and residences.

RACER Trust has performed an environmental investigation of the Property with the approval and oversight of the United States Environmental Protection Agency (U.S. EPA). The work was performed using a portion of the approximately \$11 million set aside for the Pontiac North Property by the Settlement Agreement that established RACER Trust.



### Environmental History

According to historical documentation, a dry-cleaning company formerly occupied a portion of the Property from at least 1950 to 1963. This former use presented a potential environmental concern warranting soil and groundwater investigation. 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.

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A soil and groundwater investigation was performed at the Property in 2021 to evaluate potential impacts from the former dry cleaning operations. No soil and groundwater results exceeded any current, applicable Michigan Department of Environment, Great Lakes, and Energy (EGLE) criteria. In addition, light non-aqueous phase liquid (LNAPL) was not observed in the subsurface during the investigation.

On Sept. 29, 2021, U.S. EPA issued its determination that no further action was needed for nonresidential use of the Property and requested that RACER Trust prepare a Declaration of Restrictive Covenant (DRC) 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 use. RACER Trust has submitted a draft DRC to U.S. EPA and EGLE for review. In addition, all monitoring wells at the Property have been properly abandoned.

## Next Steps

RACER Trust will continue to work with U.S. EPA and EGLE to develop and record a DRC for the property.

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*More detailed information on the site can be viewed at the RACER website at [www.racertrust.org](http://www.racertrust.org).*

## For More Information

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