



The RACER Trust: Empowering America's Auto Communities



Pontiac, MI

RACER Site 11160

Fiero Industrial Land
824 St. Clair Street
Pontiac, MI 48340

Updated March 2023

Site Description

Fiero Industrial Land property previously housed an electrical generating plant that was owned and operated by the former General Motors Corp. (GMC) for the purpose of providing power and steam to its former Pontiac North Campus (PNC). The facility operated from the mid-late 1920s, when PNC was first developed, to 2007, when operations were leased to DTE Energy. Operations were phased out between 2007 and 2012. The powerhouse was demolished in 2019-2020.

Cleanup activities for this property are currently being performed by RACER Trust in conjunction with Resource Conservation and Recovery Act (RCRA) Corrective Action activities at other RACER Trust Pontiac North properties. RCRA Corrective Action activities are performed under the oversight of the U.S. Environmental Protection Agency (U.S. EPA). The Settlement Agreement that established RACER Trust included funding for cleanup at this property as part the funding for the Pontiac North properties (RACER Site 11970).



Environmental History

RCRA Corrective Action investigations began in 2001 to determine the extent of environmental impacts. Soil and groundwater samples were collected and analyzed for hazardous constituents. In addition, potential releases of light non-aqueous phase liquid (LNAPL) also were investigated. LNAPL was not detected on the property during any of the subsurface investigations. A RCRA Facilities Investigation (RFI) Report, which includes the

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former Fiero Powerhouse, was completed and submitted to U.S. EPA in 2012. Based on the information in the RFI Report, it was determined that four Areas of Interest (AOIs) with exceedances of applicable regulatory criteria required further action. Contaminants of concern are primarily chlorinated volatile organic compounds (cVOCs). The exceedances at these four on-site areas are expected to be addressed through implementation of a Restrictive Covenant. In 2020, the Michigan Department of Environment, Great Lakes, and Energy (EGLE) issued site-specific vapor intrusion (VI) criteria. Comparison of property data with these criteria identified exceedances for cVOCs in groundwater and soil vapor at the property boundary. These exceedances have resulted in further investigation, which is in progress.

Next Steps

RACER will continue to conduct annual groundwater monitoring at the property to obtain groundwater quality information. Furthermore, additional investigations are being completed at the property as well as adjacent properties to better characterize cVOCs in soil, soil vapor, and groundwater to allow for further evaluation of the vapor intrusion pathway.

In addition, RACER will continue to work with U.S. EPA to provide information in order for U.S. EPA to move forward in its formal process to select a final remedy (i.e., corrective measures). U.S. EPA's remedy selection process includes preparation of a Statement of Basis, which will be made available for public comment.

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

For More Information

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