



The RACER Trust: Empowering America's Auto Communities



Pontiac, MI

A Portion of RACER Site 11970

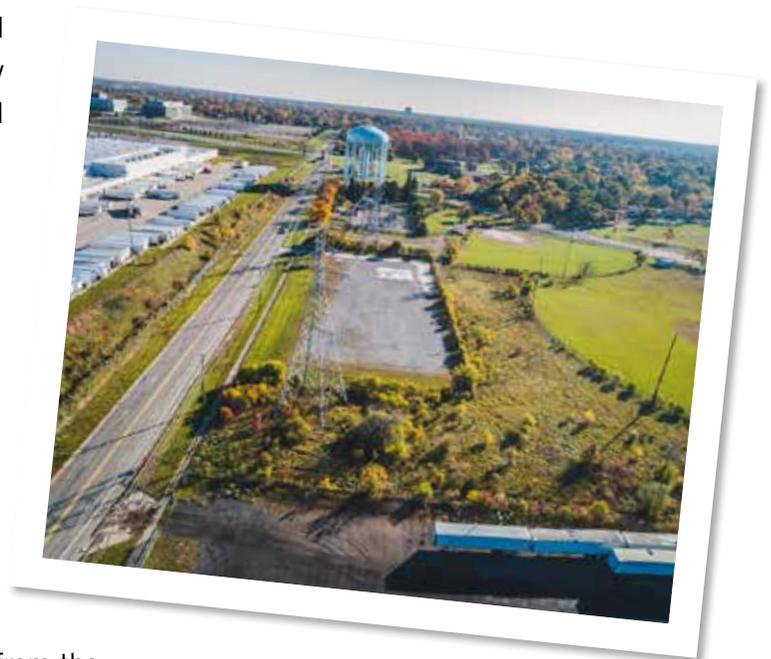
Pontiac North Campus Industrial Land
200 East Montcalm Street
Pontiac, MI 48342

Updated January 2022

Site Description

Encompassing approximately two acres of vacant land about a mile north of downtown Pontiac, this Property is bounded to the north by East Montcalm Street, and to the east, south and west by a Pontiac city park. Additional parcels north of the Property and East Montcalm Street are parts of RACER Trust's current or former Pontiac North properties. The Property was previously used for a stormwater detention and treatment facility, which serviced the former General Motors Corp. stormwater drainage from 1982 through 2012. The stormwater facility was decommissioned and demolished in 2019.

Cleanup activities are performed by RACER Trust under the Resource Conservation and Recovery Act (RCRA) Corrective Action program with oversight from the U.S. Environmental Protection Agency (U.S. EPA). The Settlement Agreement that established RACER Trust set aside approximately \$11,015,247 for cleanup work at RACER Trust's current and former Pontiac North Campus properties, of which this Property is one small parcel.



Environmental History

RCRA Corrective Action investigations began in 2001 to determine the extent of environmental impacts. Soil and groundwater impacts exceeding regulatory criteria were identified at the Property; however, identified exceedances were minimal and environmental activities have been limited to groundwater monitoring.

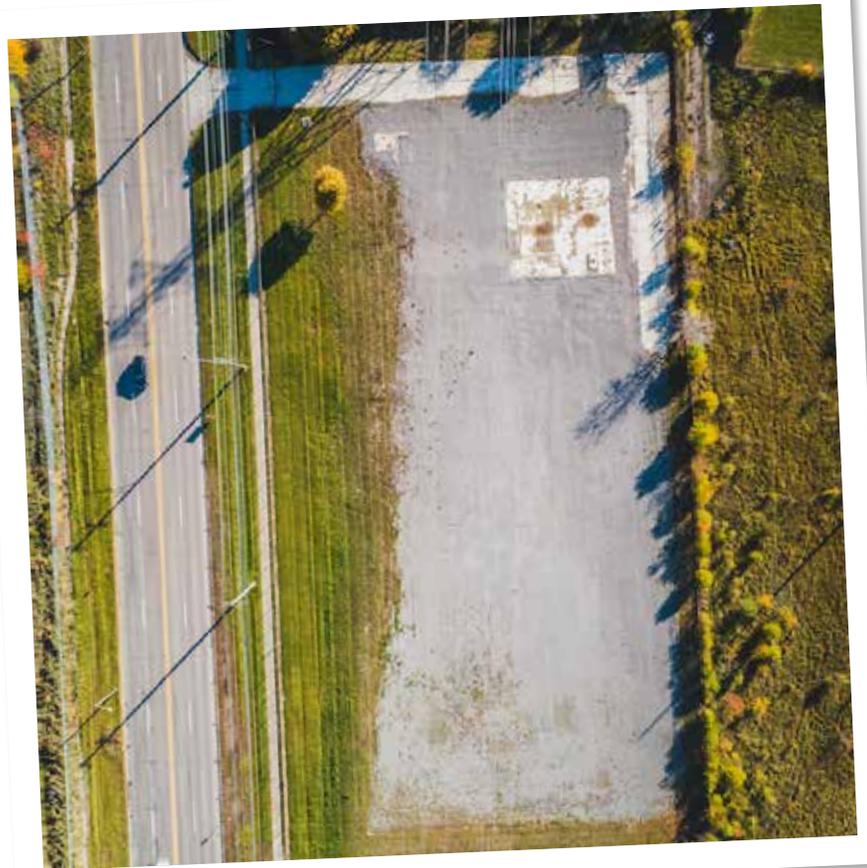
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On September 21, 2016, a Declaration of Restrictive Covenant (DRC) was recorded on the Property's deed. The DRC, among other provisions, limits use to nonresidential, prohibits use of groundwater, and requires proper management of any contaminated soils. On January 6, 2017, a Draft Request for RCRA Corrective Action Complete with Controls (CACC) Determination was submitted to U.S. EPA. During 2019 and 2020, supplemental groundwater investigation and potential exposure pathway evaluation activities were conducted to support the CACC Determination Request, which remains under U.S. EPA review. There are no ongoing investigation or remediation activities at this Property.

Next Steps

It is anticipated that an Amended DRC will be prepared for the Property for U.S. EPA review. Additional future activity is dependent upon U.S. EPA's review of the supplemental groundwater investigation and potential exposure pathway evaluation results.



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

For More Information

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