



The RACER Trust: Empowering America's Auto Communities



Burton, MI

RACER Site 12910

Hemphill Industrial Land
3289 South Saginaw Street
Burton, MI 48507

Site Description

This approximately 7.87-acre parcel of vacant land is part of a former landfill that dates back to 1941. The property was used for commercial facilities beginning in 1955 with the construction of a building on the northern portion of the site occupied by a grocery store. A commercial bakery occupied a second building, located in the central portion of the site, and a discount department store was added to the building in 1959. These buildings were demolished in the late 1990s. After the demolition of the building on the northern portion of the property, the area was used as a parking lot, while the southern end was a paved lot used for outbound storage trailers.



Cleanup activities are performed by the RACER Trust, with the approval and oversight of the Michigan Department of Environmental Quality (MDEQ). The Settlement Agreement that established the RACER Trust set aside nearly \$1.8 million for cleanup work at this property.

Environmental History

Between the 1940s and 1970s, industrial and municipal wastes were disposed of at the property.

The former southwest portion of the property was delisted as a MDEQ Part 201 facility and sold to Genesee County for use as a medical center.

Continued



Site investigations in 1987 and 1988 identified a variety of volatile organic compounds (VOCs) such as benzene and xylene, and inorganics including arsenic, barium and lead in the soil and groundwater. A groundwater-sampling program was initiated to monitor concentrations of VOCs and metals in the on-site wells.

Additional investigations between 1997 and 2001 characterized the fill materials and extent of these materials on site. Fill materials included glass, fabric, concrete, carpet, rubber, vinyl, asphalt, wood block, fencing, cardboard, brick and plastic.

In 2010, additional groundwater investigation was performed at the property and Light Non-Aqueous Phase Liquid (LNAPL) was discovered in one monitoring well. Under approval of the MDEQ, a passive remediation effort was implemented at the well.

From 2012 to 2014 an offsite investigation south and east of the property was completed to evaluate the extent of the LNAPL discovered at the site.

Remediation work is conducted voluntarily in accordance with the requirements of the Part 201 program and under the oversight of MDEQ.

Next Steps

Current remediation activities include off-site groundwater sampling to verify the extent of onsite LNAPL, groundwater quality monitoring, and further evaluation of additional remedial options. It is anticipated that the proposed remedial action will include engineering controls (e.g., caps or covers), groundwater use restrictions, property use restrictions, and soil management requirements.

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

For More Information

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