



The RACER Trust: Empowering America's Auto Communities

Burton, MI

RACER Site 12910

Hemphill Industrial Land
3289 South Saginaw Street
Burton, MI 48507

Updated February 2024

Site Description

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



Cleanup activities are performed voluntarily by RACER Trust pursuant to the requirements of the Part 201 program, with the approval and oversight of the Michigan Department of Environment, Great Lakes, and Energy (EGLE). The Settlement Agreement that established RACER Trust set aside nearly \$1.8 million for cleanup work at this Property.

Environmental History

Between about 1941 and 1955, municipal and commercial wastes were disposed of at a portion of the Property. Waste disposal continued east of the Property until 1978.

Investigations in 1987 and 1988 identified a variety of volatile organic compounds (VOCs) such as benzene

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and xylene, and inorganics including arsenic, barium and lead in the soil, waste fill material, and groundwater. A groundwater-sampling program was initiated to monitor concentrations of VOCs and metals in on-Property monitoring wells.

Additional investigations between 1997 and 2001 characterized the extent and quality of the waste fill materials. Fill materials include 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. Pursuant to EGLE approval, a passive LNAPL recovery effort was implemented at the well and was later discontinued with EGLE approval.

From 2012 to 2014 an investigation south and east of the Property was completed to evaluate the extent of LNAPL observed at the Property. An additional investigation was conducted in 2016 to further assess the potential presence of LNAPL. In addition, an assessment of the extent of lead impacts in subsurface waste fill material and soil at the southern portion was completed.

In 2018, several investigations were initiated — evaluation of lead in near-surface soil; assessment of the soil stockpile; and assessment of the potential for vapor intrusion into indoor air.

An incremental sampling effort was implemented to evaluate near-surface lead concentrations. The sampling indicated that the quality of the near-surface soil does not present an unacceptable risk and that the existing concrete and asphalt provides adequate cover over the waste fill materials.

Samples also were collected from the existing soil stockpile and the results indicate the stockpiled soils are suitable for reuse at the Property for general fill or surface cover.

Six soil vapor points (two each at three locations) were installed along the western property boundary and sampled during four events (October 2018, December 2018, May 2019 and August 2019). Results did not indicate potential unacceptable vapor intrusion for nonresidential use except for methane in the area of the

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Property where waste fill material is present.

From 2014 to 2023, semiannual groundwater monitoring was performed to collect groundwater quality data for the Property and off-Property. Although arsenic in groundwater exceeds drinking water criteria, this can be addressed through a deed restriction that prohibits the use of groundwater.

A No Further Action Report was submitted to EGLE for review in 2019. EGLE's review of the report has been on hold since EGLE requested that RACER Trust analyze samples from Property monitoring wells for per- and polyfluoroalkyl substances (PFAS). PFAS were detected in late 2020. Monitoring results indicate the presence of perfluorooctanesulfonic acid (PFOS) above drinking water and groundwater-surface water interface criteria within the waste fill materials, but the observed concentrations do not pose an unacceptable risk.

In addition to groundwater monitoring for arsenic and certain other metals, routine monitoring of groundwater and sanitary sewers with samples analyzed for PFAS was completed between 2020 and 2023. All groundwater monitoring is now being completed at an annual frequency.

Next Steps

Current remediation activities include annual groundwater and sanitary sewer monitoring. EGLE is reviewing a proposed groundwater monitoring and inspection plan and declaration of restrictive covenant as well as the draft No Further Action Report. The proposed remedy includes limiting use of the Property to nonresidential; restricting use of groundwater; managing contaminated soil and/or waste fill if excavated or disturbed; managing soil vapor; and maintaining the existing surface cover over waste fill materials and soil with lead concentrations above nonresidential direct contact criteria. Additional activity is dependent upon EGLE's review of the pending reports.

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

For More Information

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