

WALGREENS STORE #03425

STATE PRIORITY LIST SITE HOT SPRINGS, ARKANSAS



ADEQ
5301 Northshore Drive
North Little Rock, Arkansas 72118



EPA ID No: ARR000011106
AFIN: 26-00475
County: Garland
Arkansas Senate District: 19
Arkansas House District: 25
US Congressional District: 4

Current Status

The Walgreens Store #03425 is located at 159 East Grand Avenue in Hot Springs, Arkansas. The property is commercially developed with a one-story building and utilized as a retail drug store. The Butler Family Limited Partnership (BFLP) currently owns the subject property. The property was added to the Arkansas Site Priority List (SPL) in June 2010 to open up funding to further investigate groundwater contamination from historical dry cleaning operations.

Groundwater investigations in February and May of 2011 were conducted to determine if Tetrachloroethene (PCE) contaminated groundwater located on site had migrated downgradient to the adjacent property. The sample results from both investigations did not detect PCE. Walgreens filed a deed restriction in October 2011 to prevent groundwater exposure. The site was removed from the SPL on August 12, 2012.

State Priority List History

From at least 1964 to at least 1980, a coin-operated laundromat facility operated near the northeast corner of the property (702 Malvern Avenue). A second dry-cleaning facility, Taylor's Cleaners formerly located at 714 Malvern Avenue in the central portion of the property, operated from at least 1970 to 1990. Dry-cleaning operations typically use chlorinated solvents such as PCE as a key ingredient in the cleaning process. These buildings were demolished and the existing Walgreens was constructed in 1994.

In July 2006, the Walgreens Company contracted with the Clayton Group Services, Inc. (CGSI), of Lakewood, Colorado, to perform a Phase I Environmental Site Assessment. The assessment was conducted in preparation to sale the property. The assessment reported evidence of potential environmental concerns resulting from the coin-operated laundromat facility that was located near the northeast corner of the property (702 Malvern Avenue).

In August 2006, the Walgreens Company contracted with CGSI to perform a Limited Site Assessment where soil and groundwater samples were collected from six (6) shallow borings. The assessment reported that the previously recognized environmental concerns did not appear to have impacted the property at significant concentrations, with the exception of the coin-operated laundromat facility formerly located in the northeast corner of the property.

In September 2006, the BLFP requested assistance from Pollution Management, Inc (PMI) in characterizing groundwater conditions around the northeast corner of the property. Analysis of the groundwater samples from four (4) shallow monitoring wells indicated elevated levels of chlorinated solvents, presumably associated with past operation of the former coin-operated laundry in the northeast portion of the property.

On June 29, 2007, the BLFP voluntarily entered into Elective Site Clean-up Agreement (ESCA) LIS 07-068 with the ADEQ with the intention to sell the property upon the completion of the program. ADEQ administers Elective Site Clean-up Programs, allowing responsible parties to enter into an agreement with ADEQ, which will govern the clean-up of sites. The Elective Site Clean-up Program does not offer a release of liability but does offer participants a means to address historic contamination on their site without penalty and with known objectives.

On November 20, 2007, the ADEQ reviewed and approved PMI's revised Site Investigation Sampling and Analysis Work Plan (SAP) dated November 16, 2007. Field implementation of the SAP was completed by PMI on February 13, 2008. Fieldwork included converting the soil borings drilled at various locations across the site into eight (8) new monitoring wells, which added to the existing network of four (4) monitoring wells previously installed by PMI in September 2006. Results of the site investigation were documented in the Site Investigation Report (SIR), dated May 2, 2008. The SIR indicated tetrachloroethene (PCE) has been detected in the groundwater beneath the former coin-operated laundry in the northeast portion of the property. No volatile organic compounds were detected in groundwater beneath the former Taylor's Cleaners in the central portion of the site.

On June 3, 2008, the ADEQ sent a letter the BFLP requesting an amendment to the November 16, 2007 SAP to fully determine the nature and extent of groundwater contamination.

Based upon ADEQ's request for further site investigation and a number of factors related to the current real estate market, the BFLP did not feel that the sale of the property was a likely prospect now or in the near future. Therefore, on July 2, 2008, the BFLP sent notice to ADEQ of their intention to withdraw from the Elective Site Clean-Up Program pursuant to Section 17 of ESCA LIS 07-068.

On December 10, 2009, ADEQ went before the Arkansas Pollution Control and Ecology Commission (APC&EC) to propose the Walgreens property for inclusion into the Arkansas State Priority List (SPL). Sites that are listed on the Arkansas SPL have been designated as eligible for state funded investigation

and necessary remedial action on a case-by-case basis as determined by the Director. This proposal was due to the levels of PCE found in groundwater on-site and the potential likelihood of groundwater contamination to migrate off-site.

On June 13, 2010, the Walgreens property (designated as Walgreens #03425) was added to the Arkansas SPL to open up funding to further investigate groundwater contamination. The SPL is found in the latest adoption of APC&EC Regulation No. 30. Regulation No. 30 is promulgated pursuant to provisions of the Remedial Action Trust Fund Act (RATFA) of 1985.

Groundwater investigations in February and May of 2011 were conducted to determine if PCE contaminated groundwater located on site had migrated downgradient to the adjacent property owner. The sample results from both investigations did not detect PCE. Walgreens filed a deed restriction in October 2011 to prevent groundwater exposure. The site was removed from the SPL on August 12, 2012.



Site Description

Location: The Property is located at 159 East Grand Avenue, Garland County, Hot Springs, Arkansas. The geographic coordinates for the site are 34° 30' 12.2" latitude North and 93° 2' 52.4" longitude west. The property is approximately 578 ft. above sea level.

Population: A census in 2003 of Hot Springs indicated 36,770 residents.

Setting: The 1.18-acre site is situated in a mature urban setting surrounded by a mix of commercial development and residential properties. Constructed in 1994, the Walgreens store is a single story, steel and brick structure containing roughly 13,310 square feet. The remainder of the property consists of an asphalt parking lot and landscaped areas.

The site is bounded to the east by Malvern Avenue, to the north by Jefferson Street, to the west by Fordyce Street and to the south by East Grand Avenue. The attached figure presents a vicinity map showing the surrounding properties. Commercial properties include a gas station, a restaurant, a phone store, a carpet and rug cleaning service, an adult education center, and a retail department store. Two (2) residential dwellings are located immediately west of the Walgreens property line.

Hydrology: The site is located within the Ouachita Mountains physiographic province of west-central Arkansas. The Ouachita Mountains are made up of complexly folded and faulted Paleozoic-age sedimentary rocks deposited in mostly deep marine environments. The topography is characterized by high ridge tops of resistant novaculite and sandstone and valley floors of less resistant shale and fractured chert. The valley formed in the Bigfork chert around Hot Springs is reported to be a recharge area for the springs located on the National Park Service property.

The surface soil at the Walgreens site contains reworked fill used in construction of the property. Weathered shale and clayey shale of the Stanley Formation is found several feet below ground surface (bgs), which becomes more competent with depth. Depth to the base of the weathered bedrock is between 10 and 15 feet bgs with saturation occurring near the base of the weathered shale zone.

Groundwater recharge to the shallow surface aquifer occurs through direct infiltration of rainfall in upland areas and by infiltration from surface water bodies. Groundwater occurs within the fractured shale bedrock and other secondary porosity features such as cracks along hydrothermal quartz veins. The groundwater gradient generally corresponds to the surface topography.

Waste and Volumes

Chemicals of Concern (COC) for the soil and groundwater investigation are Tetrachloroethene (PCE), Trichloroethylene (TCE), and the degradation compounds associated with these chemicals. PCE and TCE are chlorinated solvents that were once widely used in the dry-cleaning of fabrics, for degreasing metal parts and in the manufacturing of other chemicals. However, their use for these purposes has greatly diminished as tighter regulations have been imposed due to specific human health and environmental impact concerns.

Past operation of the former coin-operated laundry at 702 Malvern Avenue, which operated from at least 1964 to at least 1980, had apparently released an unknown quantity of chlorinated solvents into the environment somewhere in the vicinity of the northeast corner of the site. It is not clear from the investigation results as to the extent of the residual chlorinated solvent plume.

Health Considerations

PCE and TCE are typically introduced to the environment from industrial or dry-cleaning operations and from areas where chemical wastes are stored or disposed. Groundwater near these areas may become contaminated if these chemicals are spilled or leak into the ground. People may be exposed if they drink the contaminated groundwater or if the chemicals in groundwater evaporate into the indoor air of buildings located above the contaminated area.

The United States Environmental Protection Agency (USEPA) has set an enforceable standard called a Maximum Contaminant Level (MCL). The MCL for PCE and TCE have been set at five (5) parts-per-billion (ppb) because this is the lowest level (given present technology and resources) to which water systems can reasonably be required to remove this contaminant should it occur in drinking water. The city of Hot Springs furnishes municipal water to the area residences and businesses, and the shallow groundwater is not a known private drinking water supply in the area.

The shallow aquifer underlying the area is not a known drinking water source.

It appears that no immediate or apparent threat to human health or the environment has resulted from the release of chlorinated solvents from the property.

ADEQ Response Actions

ADEQ's involvement at the property began on February 22, 2007, when the property owner submitted a letter of intent to enroll in the Elective Site Clean-up Program. Documents & correspondence are listed below:

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| BFLP requested to enroll in the Elective Site Clean-up Program | February 22, 2007 |
| ADEQ and BFLP entered into ESCA LIS 07-068 | June 29, 2007 |
| Site Investigation Sampling and Analysis Work Plan (SAP) | September 28, 2007 |
| ADEQ letter requesting changes to the SAP | October 22, 2007 |
| Revised SAP | November 16, 2007 |
| ADEQ letter approving the revised SAP | November 20, 2007 |
| Field Implementation of SAP | February 11, 2008 |
| Site Investigation Report (SIR) | May 2, 2008 |
| Meeting with PMI and BFLP to discuss results of SIR | May 16, 2008 |
| ADEQ letter requesting additional sampling | June 3, 2008 |
| BFLP submitted a withdraw letter and was released from the ESCA | July 2, 2008 |
| ADEQ proposed to add the property to the State Priority List | December 10, 2009 |
| Walgreens Property was added to the State Priority List | June 13, 2010 |
| ADEQ requested its on-call contractor (FTN Ltd.) to submit a Scope of Work | October 13, 2010 |
| FTN submitted a Scope of Work to further investigate groundwater | October 26, 2010 |
| ADEQ approval letter for SOW | November 9, 2010 |
| FTN Groundwater Report | December 22, 2010 |
| FTN Groundwater Report for off-site wells | March 3, 2011 |
| FTN Groundwater Report for off-site wells | May 18, 2011 |
| Deed Restriction for property was filed in Garland Co. Real Estate Records | October 21, 2011 |
| The site was removed from the SPL | August 12, 2012 |

ADEQ Anticipated Future Activities

The site was removed from the SPL on August 12, 2012. No future ADEQ activities are anticipated.

Site Contacts

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