



Proposed LUST Case Closure- Dolly Madison
1700 S. 6th Avenue, South Tucson, Pima County

Facility ID: 0-008913 LUST # 4482.01 & .03

A.A.C. R18-12-263.04

The Director may approve a Leaking UST case closure for groundwater LUST sites with contamination that exceeds aquifer water quality standards



Dolly Madison

Parcel size: 0.43 acres

Zoning: Commercial

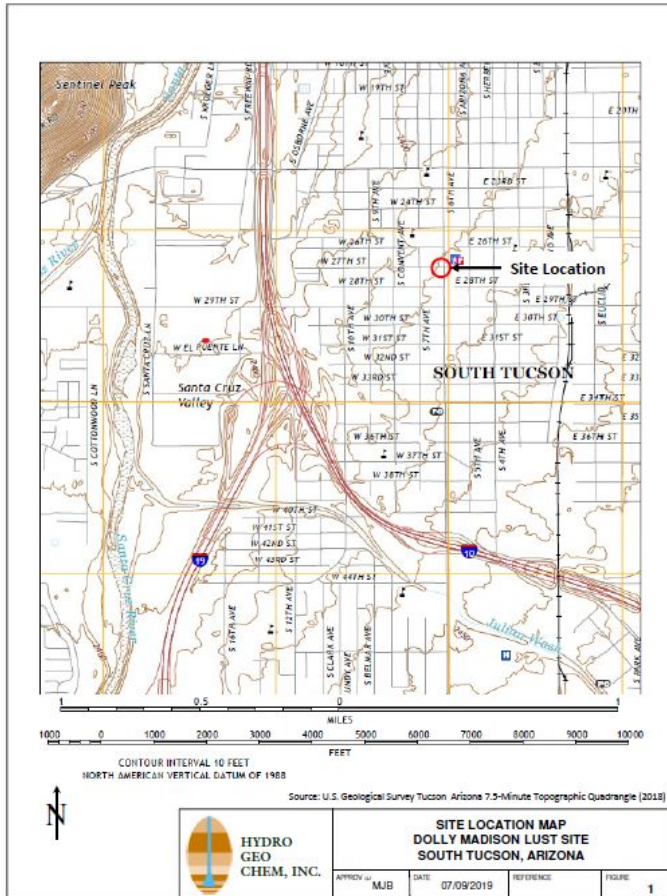
Current Use: small strip mall used by commercial businesses

UST system: Installed in 1938 and last used in 1970, removed in 1996; release confirmed

UST Owner/Operator: Michael Katcher Estate and Family Trust
[financial hardship settlement in 2018 for \$20,000]

Site managed by the State Lead Program since 2018-
\$1,497,220.38 spent to date.

O/O also was reimbursed \$288,145.79 from the State Assurance Fund (pre 2010)





Other Pertinent Information

Site is not located within:

- ~ Irrigation non-expansion area (INA)
- ~ State Superfund site (WQARF)
- ~ Federal Superfund site (NPL)

Site is located within:

- ~ Tucson Active Management Area (AMA)

Corrective Action Completion Report Addendum – March 2026
Corrective Action Completion Report- June 2024

Proposed LUST case closure outreach

Az Department of Water Resources
Pima County
City of South Tucson
Tucson Water

Conducted 5/19/2026: no responses



Site Characterization

Depth to perched water is 72-84 feet below ground surface

No free product present since 2009

Soil contamination limited to former UST basin

Site Characterization Report approved - September 2021

Soil Remediation

Soil vapor extraction

November 2019-July 2022 and August
2023-January 2024

-11,412 pounds of hydrocarbons removed

Current Soil Contamination

Confirmation soil borings installed in January 2024

No contamination present over
Soil Remediation Levels or minimum Groundwater
Protection Levels

Groundwater Remediation

Air Sparge system

November 2019-July 2022 and
August 2023-January 2024

Free product recovery by bailing
and skimmers
1996-2009

Current Groundwater Contamination MW-7 on-site (March 2026)

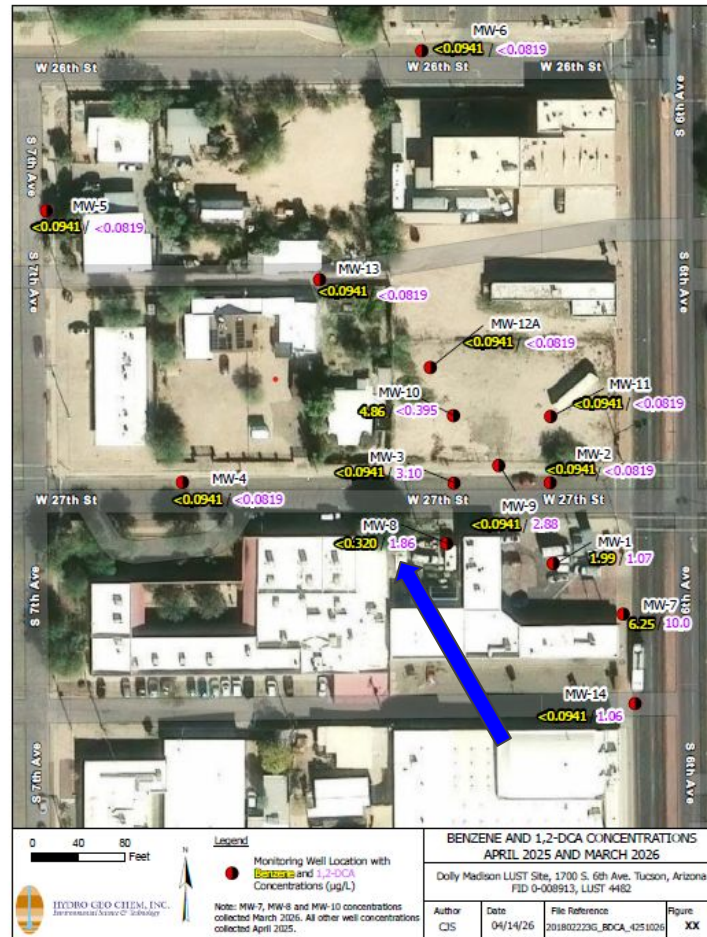
Benzene concentration is 6.2 µg/L
-AWQS is 5.0 µg/L

1,2-DCA concentration is 10 µg/L
-AWQS is 5.0 µg/L

Benzene decreased from the highest
site concentration of 5,000 µg/L in
2002

1,2-DCA decreased from the highest
site concentration of 630 µg/L in
2008

Dissolved VOC concentrations



←
groundwater Flow Direction



Groundwater Plume Conditions

Plume localized around MW-7 (on-site)

All other wells show no contamination present over AWQS

Natural Attenuation is occurring based on geochemical parameters, and the stability of the plume

Benzene concentrations shows a decreasing trend using statistical analysis (Mann-Kendall)

Benzene plume area, average concentration, and total estimated mass show decline using the Ricker Method

Threatened or Impacted Drinking Water Wells

No receptor wells (domestic, irrigation or stock) identified within ½ mile of the site

Groundwater contamination is present only in the shallow water table- water supply wells are not drawing from this water

City of South Tucson Water Supply

Tucson Water (Service Area B1)

- Direct Recovered Recharged Water
 - banked from Colorado River at three storage and Recovery Project areas and recovered through productions wells
 - 78% from DRRW and 22% from Central Well Field
- The Central Well Field (peak demand/backup and long-term “savings account” for future drinking water) is approximately 2 miles to the east.

In 2023, implementation of One Water 2100, a long term plan to ensure water supply through 2100



A.R.S. §45-596 AZ Department of Water Resources

This statute includes provisions intended to avoid having potable wells installed at or near contaminated areas, and it includes a requirement for agency review and approval prior to installation of any well with 500 feet of LUST corrective action sites.

Exposure Pathways

Ingestion/Dermal Contact/Inhalation:

Soil contamination was remediated with soil vapor extraction so the pathways are incomplete.

Modeled soil vapor data (pre-remediation 2021) indicates a cancer risk value below 10^{-6} and a non-cancer risk value below 1.0, which represents acceptable risk under A.A.C. R18-7-206(D).

Next Steps in LUST Closure Process

Public notice posted on ADEQ webpage- 30 days for comments
[A.A.C. R18-12-263.04(C)]

Communications sends out public notice via Qualtrics

Eligibility for case closure letter [A.A.C. R18-12-264.01] to:

- ~ UST Owner/ Operator (Responsible Party)
- ~ Current UST Owner/Operator- N/A
- ~ Property Owner
- ~ Az Department of Water Resources
- ~ Tucson Water
- ~ Pima County
- ~ City of South Tucson
- ~ ADEQ Community Liaison/ Pima County