



Proposed LUST Case Closure- Red Mesa Express #505
701 N. Navajo Drive, Page, Coconino County

Facility ID: 0-004674 LUST # 4927.01-.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



Red Mesa Express #505

Parcel size: 0.31 acres

Zoning: Commercial

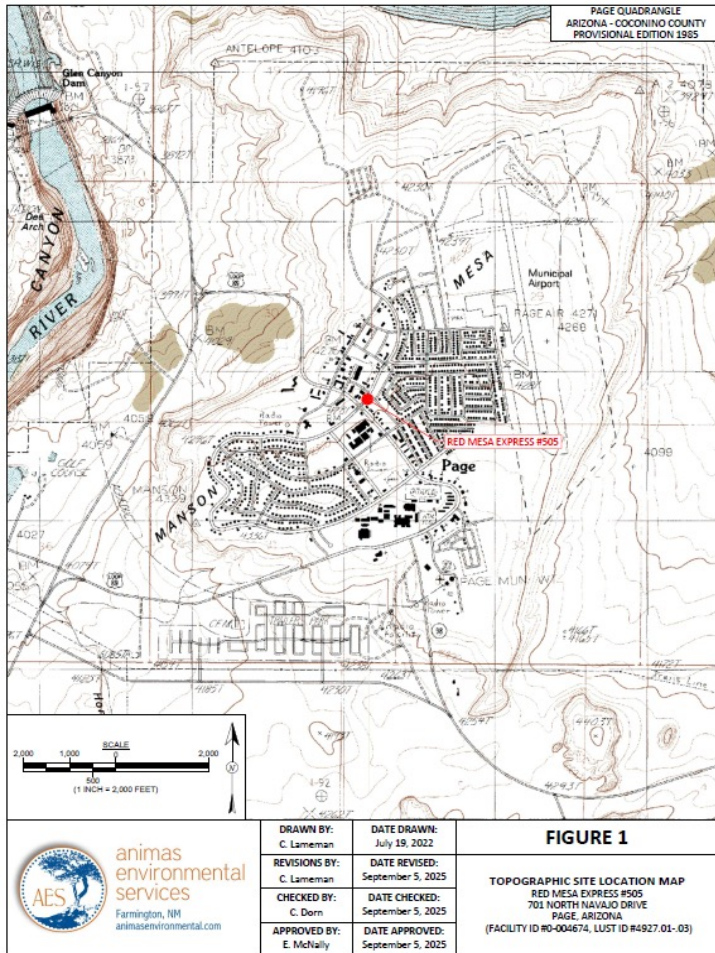
Current Use: Red Mesa Express #505 (service station and convenience store)

UST system: Installed in 1985, removed in 2008; release confirmed

USTs installed in a new UST basin in 2009 during site renovations

UST Owner/Operator: Red Mesa Trading Company, Inc.

Site is currently managed by the UST Owner/Operator [RP led]



Other Pertinent Information

Site is not located within:

- ~ Active Management Area (AMA)
- ~ Irrigation non-expansion area (INA)
- ~ State Superfund site (WQARF)
- ~ Federal Superfund site (NPL)

Corrective Action Completion Report – October 2025

Proposed LUST case closure outreach to:

Az Department of Water Resources
Coconino County
City of Page
Page Utility Enterprise

No responses received

Site Characterization

- Soil contamination at the former UST Basin
- Shallow water (2-7.25 feet below ground surface) impacted
 - within an aquitard (low permeability formation)
- Sandstone bedrock (Moenkopi Formation) at 10 -15 feet below ground surface

Site Characterization Report approved December 2023

Soil Remediation

Over-excavation of UST basin and additional contaminated soils (90'x75'x12')

-3,867 tons removed, and disposed of at a regulated landfill

Extensive site redevelopment in 2009 removed additional potentially contaminated soil

Current Soil Contamination

None present

Groundwater Remediation

UST Removal in 2008:
16,600 gallons of contaminated water was removed from the UST basin

In-situ submerged oxygen curtain (iSOC®)* operated between February 2009 and May 2010 [end of State Assurance Fund]

* Infuses oxygen into the groundwater to stimulate bacteria to consume contaminants

Current Groundwater Contamination

Benzene concentration in MW-13 (off-site) was 5.7 µg/L in March 2025
-AWQS is 5.0 µg/L

Benzene concentration in MW-13 has continually decreased from the highest concentration in August 2008 (1,700 µg/L)

Dissolved VOC concentrations

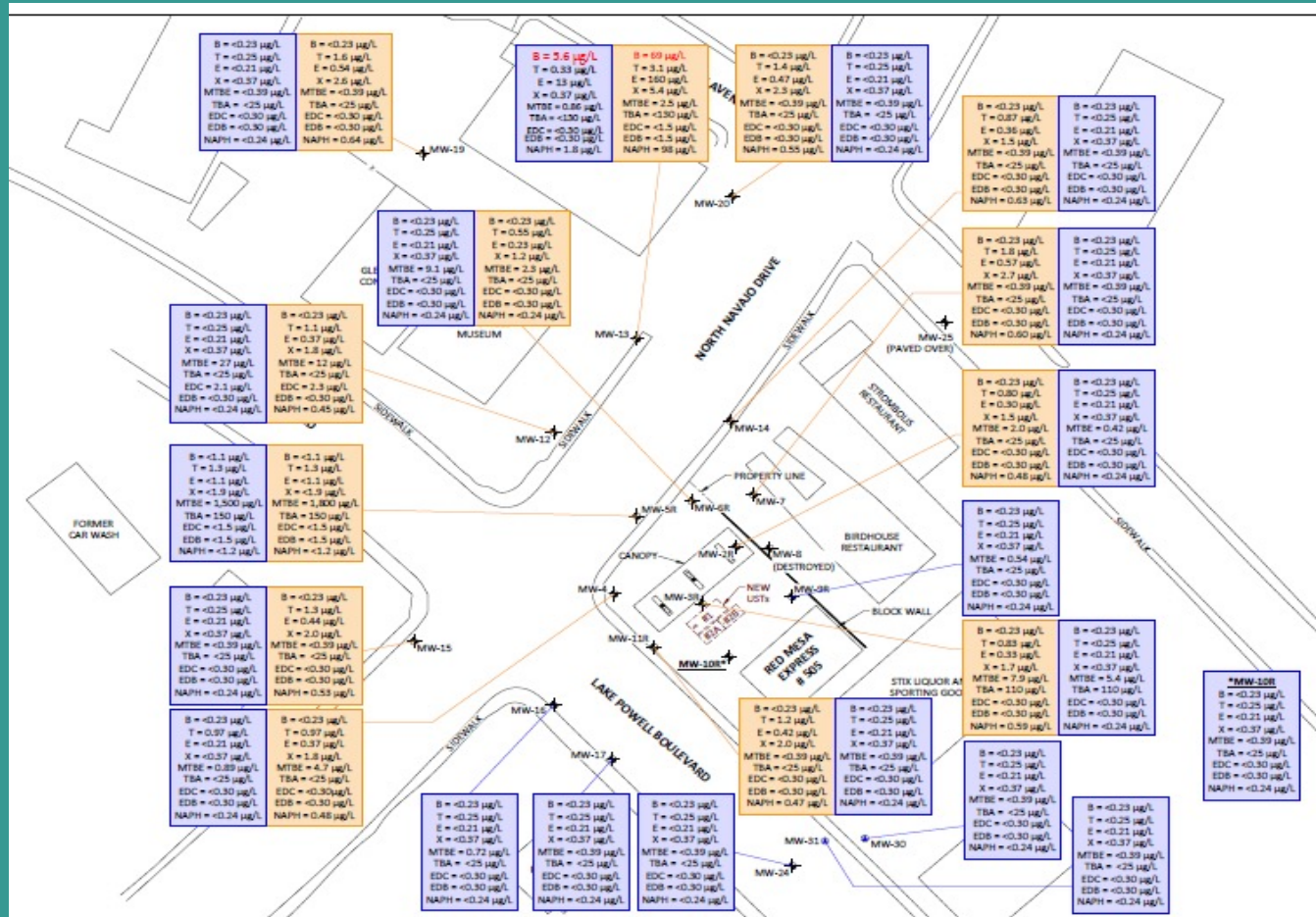


FIGURE 6

GROUNDWATER CONTAMINANT CONCENTRATIONS
DECEMBER 2024 AND MARCH 2025
 RED MESA EXPRESS #605
 703 NORTH NAVAJO DRIVE
 PAGE, ARIZONA
 (FACILITY ID# 000664, UST ID# 49827.02-.03)

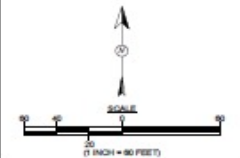


DRAWN BY: C. Lammiman	DATE DRAWN: June 8, 2010
REVISIONS BY: C. Lammiman	DATE REVISED: September 5, 2025
CHECKED BY: C. Dorn	DATE CHECKED: September 5, 2025
APPROVED BY: E. McHally	DATE APPROVED: September 5, 2025

- LEGEND**
- ★ MONITOR WELL LOCATIONS
 - MONITOR WELL LOCATIONS (INSTALLED MARCH 2025)
 - DECEMBER 2024 CONTAMINANT CONCENTRATIONS
 - MARCH 2025 CONTAMINANT CONCENTRATIONS

- B BENZENE
- T TOLUENE
- E ETHYLBENZENE
- X XYLENES, TOTAL
- MTBE METHYL TERT BUTYL ETHER
- TBA TERT-BUTYL ALCOHOL
- EDC 1,2-DICHLOROETHANE
- EDB 1,2-DIBROMOETHANE
- NAPH NAPHTHALENE
- μg/L MICROGRAM PER LITER (ppb)
- < BELOW GRADE ANALYTICAL DETECTION LIMITS

NOTE: ALL SAMPLES WERE COLLECTED ON DECEMBER 2-3, 2024 & MARCH 10-12, 2025. ALL SAMPLES WERE ANALYZED PER EPA METHOD 8260B AZ.



Groundwater Plume Conditions

Plume localized around MW-13 (off-site)

All other wells show no contamination present over AWQS

Natural Attenuation is occurring with hydrocarbon degrading bacteria present

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

The Coconino aquifer is several hundred feet below ground surface and is the first viable water supply aquifer



City of Page Water Supply- Lake Powell

Via an intake collection system located at Glen Canyon Dam (2.8 miles from Site)

Two deeper backup intake connections are in place in case lake reaches “dead pool” conditions

The City is exploring options to siphon the river upstream of Glen Canyon Dam

Increased flow from Flaming Gorge Dam (April 2026-April 2027)

Exposure Pathways

Ingestion/Dermal Contact/Inhalation:

Soil contamination was removed during excavation and site redevelopment so the pathways are incomplete

Inhalation:

Modeled groundwater data (March 2025) 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] sent to:

- ~ UST Owner/ Operator (Responsible Party)
- ~ Current UST Owner/Operator if different (N/A)
- ~ Property Owner if different (N/A)
- ~ Az Department of Water Resources
- ~ City of Page- Water Services
- ~ Coconino County
- ~ City of Page
- ~ ADEQ Community Liaison/ Coconino County