

EXECUTIVE SUMMARY

URS Corporation (URS) was retained by Bernalillo County to conduct a Phase I Initial Site Assessment (ISA) of the approximately 0.7 mile trail corridor located on the southern side of Alameda Boulevard, Bernalillo County, New Mexico (subject property). The purpose of this Phase I ISA is to evaluate environmental concerns associated with the subject property and the immediately neighboring properties. The evaluation also included property being considered for right of way (ROW) located within the Alameda Business Park and property being considered for a Temporary Construction Permit (TCP) at 9326 Edith Boulevard.

The subject property is located along the south side of Alameda Boulevard from Fourth Street to the North Diversion Channel, in Bernalillo County, New Mexico. The subject property is within NMDOT right-of-way (ROW) with the exception of one property being considered for a TCP and one property being considered for additional ROW. Both properties are located at Alameda Blvd. and Edith Blvd. The area surrounding the subject property is a mixture of commercial properties, vacant land, agricultural and residential properties. This ISA has revealed five findings in connection with the subject property. Of the five, no RECs were identified in association with the property.

The five findings were determined upon further investigation to not be RECs for the following reasons:

- The portion of the subject property from Edith Boulevard to the North Diversion Channel that is located within the landfill buffer zone for the former Los Angeles Landfill will likely have excavation activities in the area of the proposed trail bridge at Alameda and Edith as part of construction for the project. The City of Albuquerque Interim Guidelines for Development within City Designated Landfill Buffer Zones (revised October 2005) contains guidelines for development of properties within a landfill buffer zone (City of Albuquerque, 2009). It is recommended that the design plans for the area of the subject property located within the Los Angeles landfill buffer zone contain the following disclosure statement:

“The subject property is located (near, on) a (former, existing) landfill. Due to the subject property being (near, on) a (former, existing) landfill, certain precautionary measures may need to be taken to ensure the health and safety of the public. Recommendations made by a professional engineer with expertise in landfills and landfill gas issues (as required by the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones) shall be consulted prior to development of the site.”

Based on the definition of a *Recognized Environmental Condition* (REC) outlined in the ASTM 1527-05 standards whereby de minimus conditions exist (i.e., the threat to human health or the environment do not exist and generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies) then a property is not a REC. Based on conversations with government agencies the landfill buffer zone qualifies as a de minimus condition and as long as the statement to be put on the design plans is followed during construction, URS determined that the properties within the landfill buffer zone are not RECs.

- According to the Federal Emergency Management Agency (FEMA) Floodplain Insurance Rate Map for the subject property, a portion of the trail is located within a Zone AH (100 year event) flood zone. URS contacted Tiequan Chen, Acting Bernalillo County Floodplain Administrator, and it was determined that the area of impact would create an impervious area within the floodplain that is insignificant in size compared to the floodplain as a whole. No impacts to the floodplain are anticipated.

- The Diamond Shamrock gas station at 9508 Second Street is listed as a facility with Underground Storage Tanks (UST). No violations have been identified that would qualify the adjacent facility of the Diamond Shamrock gas station as a REC.
- Danlar Collision at 102 Alameda Boulevard is listed as a Resource Conservation and Recovery Act (RCRA) Small Quantity Generator. Danlar Collision had five violations in 2004. According to the NMED the five violations at Danlar Collision have been resolved, therefore the property is not identified as being a REC.
- The Big Chief Fina at 9700 Second Street is listed as a leaking underground storage tank (LUST) cleanup site. The government database listed the status as cleanup completed. Based on the conversation with the NMED, the Big Chief Fina LUST site has completed cleanup of the site. The site therefore is not identified as being a REC.