



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>SUBDIVISIONS</b>		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2)	
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Major Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<b>MISCELLANEOUS APPLICATIONS</b>		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Major - Final Plat (Form S2)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment to Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	<b>PRE-APPLICATIONS</b>	
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
<b>SITE PLANS</b>		<input type="checkbox"/> Waiver to IDO (Form V2)	<b>APPEAL</b>
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
<b>BRIEF DESCRIPTION OF REQUEST</b>			
Request final plat review to adjust the interior lot line between two lots, dedicate additional right-of-way and easements			

<b>APPLICATION INFORMATION</b>			
Applicant: McMullen & Copany Real Estate		Phone: 505-883-1100 or 505-259-6223	
Address: P.O. Box 93535		Email: sean@mcmullanrealestate.com	
City: Albuquerque	State: NM	Zip: 87199	
Professional/Agent (if any): CSI-Cartesian Surveys, Inc.		Phone: 505-896-3050	
Address: P.O. Box 44414		Email: cartesianryan@gmail.com	
City: Rio Rancho	State: NM	Zip: 87174	
Proprietary Interest in Site:		List <u>all</u> owners:	
<b>SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)</b>			
Lot or Tract No.: Tracts B-1-A-3 and B-1-A-4		Block:	UPC: 101706422034530243
Subdivision/Addition: Clifford Industrial Park		MRGCD Map No.:	UPC Code: 101706424534530251
Zone Atlas Page(s): C-17-Z	Existing Zoning: NR-LM	Proposed Zoning NR-LM	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 3.0121	
<b>LOCATION OF PROPERTY BY STREETS</b>			
Site Address/Street: 8721 Washington St.		Between: Alameda Blvd. N.E.	and: Washington Pl. N.E.
<b>CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)</b>			
PR-2020-004537			

<b>Signature:</b>		<b>Date:</b> 01/05/2021	
<b>Printed Name:</b> Ryan J. Mulhall		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
<b>FOR OFFICIAL USE ONLY</b>			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

**FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS**

**Please refer to the DRB minor case schedule for meeting dates and deadlines unless noted differently below. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.**

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

**>> INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS**

- N/A Interpreter Needed for Hearing? \_\_\_\_\_ if yes, indicate language: \_\_\_\_\_
- A Single PDF file of the complete application including all documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled

**SKETCH PLAT REVIEW AND COMMENT**

- \_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_ Scale drawing of the proposed subdivision plat (7 copies, folded)
- \_\_\_ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)

**MAJOR SUBDIVISION FINAL PLAT APPROVAL (requires published notice, heard on the DRB Major Case Schedule)**

- \_\_\_ Letter describing, explaining, and justifying the request
- \_\_\_ Copy of recorded IIA
- \_\_\_ Proposed Final Plat (7 copies, 24" x 36" folded)
- \_\_\_ Design elevations & cross sections of perimeter walls (3 copies)
- \_\_\_ Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- \_\_\_ DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL**

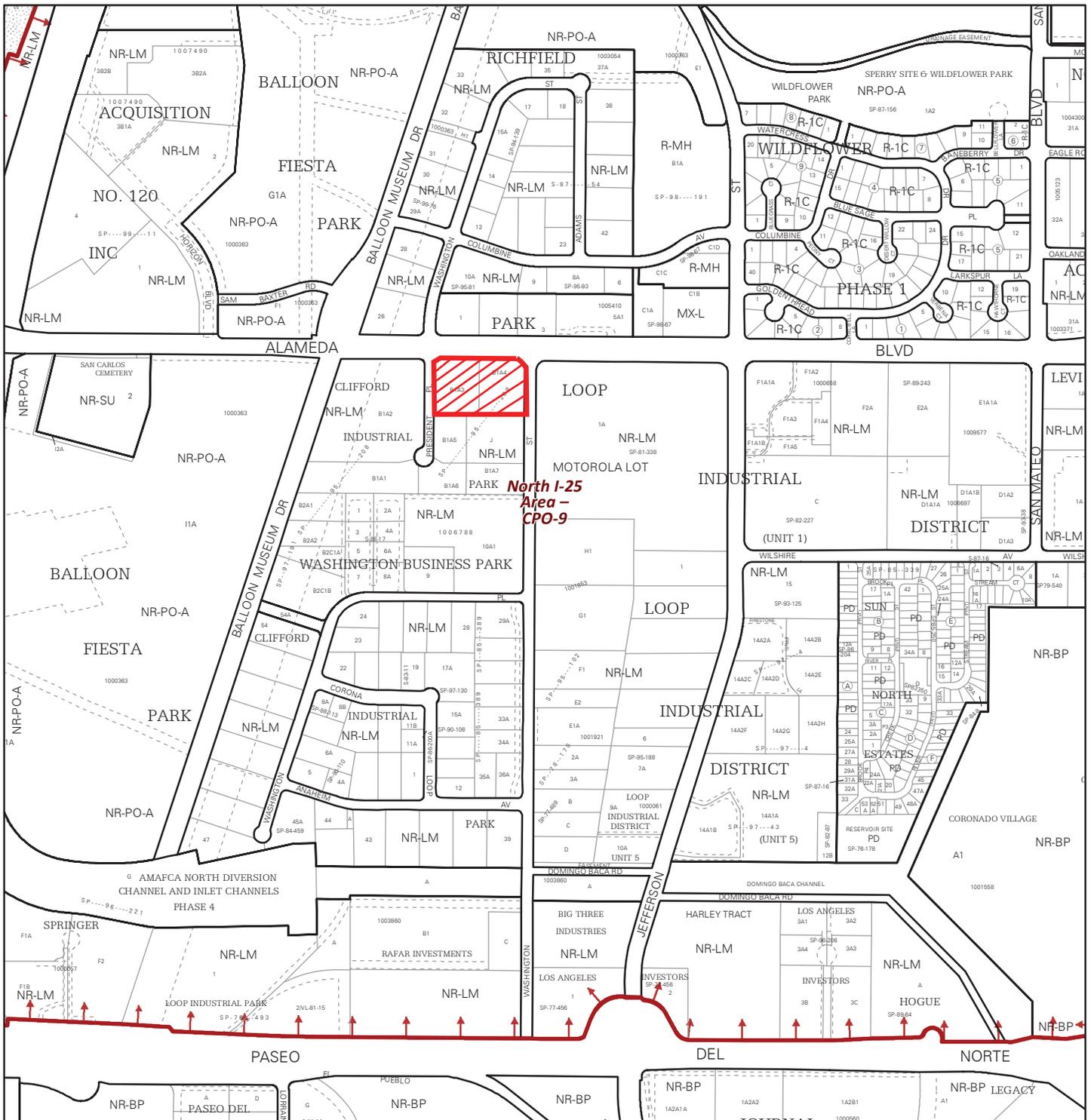
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(I)
- N/A Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Required notice with content per IDO Section 14-16-6-4(K)(6)
- Office of Neighborhood Coordination Public Notice Inquiry response
- Proof of emailed notice to applicable Neighborhood Association representatives
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal (7 copies, folded)
- Sidewalk Exhibit and/or cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Landfill disclosure statement per IDO Section 14-16-5-2(G) if site is within a designated landfill buffer zone
- Proposed Infrastructure List, if applicable
- DXF file and hard copy of final plat data for AGIS submitted and approved

**MINOR AMENDMENT TO PRELIMINARY PLAT OR INFRASTRUCTURE LIST**

- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- \_\_\_ Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- \_\_\_ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)

**Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.**

<b>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</b>	
Signature: 	Date: 01/05/2020
Printed Name: Ryan J. Mulhall	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
<b>FOR OFFICIAL USE ONLY</b>	
Case Numbers:	Project Number
Staff Signature:	
Date:	



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas

### May 2018

Albuquerque Geographic Information System

IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

Zone Atlas Page:  
**C-17-Z**

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

**CSI-Cartesian Surveys Inc.**  
PO Box 44414, Rio Rancho, NM 87174  
896-3050 Fax 891-0244

January 5, 2020

Development Review Board  
City of Albuquerque

**Re: Final Plat Review for Proposed Tracts B-1-A-3-A and B-1-A-4-A, Clifford Industrial Park aka 8721 Washington St. N.E. and 8640 President Pl. N.E.**

Members of the Board:

Cartesian Surveys is acting as an agent for the owner to request a final plat review relocating the interior lot line between two (2) existing lots and create two (2) new lots, while granting additional right-of-way and easements. The property is currently zoned NR-LM.

**Water Authority**

No objection

No objection to the plat

Prior to development, request an availability/serviceability statement online at the following link: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx). Requests shall include fire marshal requirements.

Noted

**Code Enforcement**

CE reviewed this project for compliance with the IDO and has no objections at this time.

Noted

**Parks and Recreation**

Alameda Blvd NE is a Regional Principal Arterial, requiring street trees if applicable per IDO Section 5-6, and a Proposed Multi-Purpose Trail / Proposed Bikeway or Trail Project per the MTP 2040.

Noted, bike trail per MTP?

**Hydrology**

No Objection to the lot line adjustment

Noted

For Information. If future development exceeds 1000sf of building, 10000sf of paving, 500cy of grading or 1ac of grading, an approved grading and drainage plan may be required.

Noted

**Transportation:**

1. A 6-foot sidewalk is required along frontage of property on Alameda Boulevard. Additionally, a bike lanes are shown on the Master Plan. Sufficient right-of-way shall be dedicated for a bike lane. (Show roadway cross-section.)

Right of way is to be dedicated as shown to accommodate future improvements.

2. A 5-foot sidewalk is required along frontage of property on Washington and on President Place. Right-of-way dedication would be needed for the sidewalk.

Right of way to be dedicated as shown to accommodate 5 foot of sidewalk.

3. Create an infrastructure list for the sidewalks.

Infrastructure list is attached in this submission.

4. The curb ramp is partially located within private property at the northwest corner of the site. Right-of-way dedication is needed at this location.

Right of way has been dedicated to accommodate the curbing, as shown on plat.

5. If not submitting a site plan to DRB, a Traffic Circulation Layout is required.

Noted

6. Depending on vehicular trip generation, a Traffic Impact Study may be required.

Noted

**Planning**

Final plat requires City Surveyor signature, surveyor signature and property signature

Noted

The site is located within CPO 9, North I-25 Character Protection overlay zone, see IDO for requirements

Noted

If there is an existing approved site plan it will need to be amended to show the new lots

Noted

Thank you,  
Ryan J. Mulhall

**FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY**  
THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

**PROJECT NAME:** Final Plat for Tracts B-1-A-3-A and B-1-A-4-A of Clifford Industrial Park

**AGIS MAP #** C-17-Z

**LEGAL DESCRIPTIONS:** Tracts B-1-A-3 and B-1-A-4 of Clifford Industrial Park  
\_\_\_\_\_  
\_\_\_\_\_

**\_\_\_ DRAINAGE REPORT/GRADING AND DRAINAGE PLAN**

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2<sup>nd</sup> /Ground Floor, Plaza del Sol) on \_\_\_\_\_ (date).

 01/04/2021  
Applicant/Agent Date

 1/4/21  
Hydrology Division Representative Date

**NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL**

**\_\_\_ WATER AND SEWER AVAILABILITY STATEMENT**

A complete request for Water and Sanitary Sewer Availability was made for this project to the Water Authority (online: [http://www.abcwua.org/Availability\\_Statements.aspx](http://www.abcwua.org/Availability_Statements.aspx)) on \_\_\_\_\_ (date).

 01/04/2021  
Applicant/Agent Date

 01/04/2021  
ABCWUA Representative Date

**PROJECT #** PR-2020-004537

**8721 Washington St. Public Notice Inquiry**

Carmona, Dalaina L. <dcarmona@cabq.gov>  
 To: "cartesianryan@gmail.com" <cartesianryan@gmail.com>

Mon, Jan 4, 2021 at 4:54 PM

Dear Applicant,

Please find the neighborhood contact information listed below.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Mobile Phone	Phone
North Valley Coalition	Doyle	Kimbrough	<a href="mailto:newmexmba@aol.com">newmexmba@aol.com</a>	<a href="#">2327 Campbell Road NW</a>		Albuquerque	NM	87104	5052490938	5053441364
North Valley Coalition	Peggy	Norton	<a href="mailto:peggnorton@yahoo.com">peggnorton@yahoo.com</a>	P.O. Box 70232		Albuquerque	NM	87197	5058509293	5053459567
District 4 Coalition of Neighborhood Associations	Daniel	Regan	<a href="mailto:dreganabq@gmail.com">dreganabq@gmail.com</a>	<a href="#">4109 Chama Street NE</a>		Albuquerque	NM	87109	5052802549	
District 4 Coalition of Neighborhood Associations	Mildred	Griffie	<a href="mailto:mgriffie@noreste.org">mgriffie@noreste.org</a>	PO Box 90986		Albuquerque	NM	87199	5052800082	
Wildflower Area NA	Larry	Caudill	<a href="mailto:ltcaudill@comcast.net">ltcaudill@comcast.net</a>	<a href="#">4915 Watercress Drive NE</a>		Albuquerque	NM	87113		5058570596
Wildflower Area NA	Charles	Bates	<a href="mailto:cefisher.67@gmail.com">cefisher.67@gmail.com</a>	<a href="#">5000 Watercress Drive NE</a>		Albuquerque	NM	87113		5053737998
Alameda North Valley Association	Steve	Wentworth	<a href="mailto:anvanews@aol.com">anvanews@aol.com</a>	<a href="#">8919 Boe Lane NE</a>		Albuquerque	NM	87113		5058973052
Alameda North Valley Association	Mark	Rupert	<a href="mailto:mwr505@hotmail.com">mwr505@hotmail.com</a>	<a href="#">909 Tijeras Avenue NW</a>	#214	Albuquerque	NM	87102		5052702462

You will need to e-mail each of the listed contacts and let them know that you are applying for a permit for your project. You can use this online link to find template language if you're not sure what information you need to include in your e-mail. <https://www.cabq.gov/planning/urban-design-development/public-notice>

If your permit application or project requires a neighborhood meeting, you can click on this link to find template language to use in your e-mail notification: <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If you have questions about what type of notification is required for your particular project, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido#page=393>

Once you have e-mailed the contact individuals in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your permit application and submit it to the Planning Department for approval. **PLEASE NOTE:** The ONC does not have any jurisdiction over any other aspect of your permit application beyond the neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, or project plans, so we encourage you to contact the Planning Department at: 505-924-3860 or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

If your permit or project requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

Thanks,



*Dalaina L. Carmona*

Senior Administrative Assistant

Office of Neighborhood Coordination

Council Services Department

1 Civic Plaza NW, Suite 9087, 9<sup>th</sup> Floor

Albuquerque, NM 87102

505-768-3334

[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov) or [ONC@cabq.gov](mailto:ONC@cabq.gov)

Website: [www.cabq.gov/neighborhoods](http://www.cabq.gov/neighborhoods)



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**From:** [webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org) [mailto:[webmaster=cabq.gov@mailgun.org](mailto:webmaster=cabq.gov@mailgun.org)] **On Behalf Of** [webmaster@cabq.gov](mailto:webmaster@cabq.gov)

**Sent:** Monday, January 04, 2021 11:38 AM

**To:** Office of Neighborhood Coordination <[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)>

**Cc:** Office of Neighborhood Coordination <[onc@cabq.gov](mailto:onc@cabq.gov)>

**Subject:** Public Notice Inquiry Sheet Submission

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

Ryan Mulhall

Telephone Number

5058963050

Email Address

[cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

Company Name

CSI-Cartesian Surveys, Inc.

Company Address

P.O. Box 44414

City

Rio Rancho

State

NM

ZIP

87174

Legal description of the subject site for this project:

Tracts B-1-A-3 and B-1-A-4 of Clifford Addition

Physical address of subject site:

8721 Washington St.

Subject site cross streets:

Alameda Blvd NE and Washington St NE

Other subject site identifiers:

This site is located on the following zone atlas page:

C-17-Z

=====

This message has been analyzed by Deep Discovery Email Inspector.

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 IDOZoneAtlasPage\_C-17-Z.PDF  
440K



Ryan Mulhall <cartesianryan@gmail.com>

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## Neighborhood Association notice - Final Plat submission for Tracts B-1-A-3-A and B-1-A-4-A of Clifford Industrial Park DRB Hearing

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Ryan Mulhall <cartesianryan@gmail.com>

Mon, Jan 4, 2021 at 5:27 PM

To: newmexmba@aol.com, peggynorton@yahoo.com, dlreganabq@gmail.com, mgriffie@noreste.org, ltcaudill@comcast.net, cefisher.67@gmail.com, anvanews@aol.com, mwr505@hotmail.com

Good afternoon Neighborhood Association representatives,

We have submitted a preliminary / final plat application for Tracts B-1-A-3-A and B-1-A-4-A of Clifford Industrial Park on behalf of our client Plaza Associates, LP A New Mexico Limited Partnership to the City of Albuquerque.

This vacant property located at 8721 Washington Street NE is being subdivided and attached is the proposed subdivision plat. I have also attached a zone atlas page to help orient yourself where the subdivision will occur.

No action is necessary on your part, but as the property is nearby to your neighborhood we are required to notify you of our submission to the city and the upcoming hearing held by the Development Review Board (DRB).

You may observe the meeting held over zoom software by the City of Albuquerque. The date and time of the hearing will be posted at this link: <https://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board-agenda-archives>.

If you have any questions regarding the upcoming hearing or our subdivision please let us know.

Thank you,  
Ryan Mulhall

--

CSI - Cartesian Surveys Inc.

PO Box 44414

Rio Rancho NM 87174

(p)505-896-3050

(f)505-891-0244

[www.cartesiansurveys.com](http://www.cartesiansurveys.com)

Email: [cartesianryan@gmail.com](mailto:cartesianryan@gmail.com)

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### 2 attachments



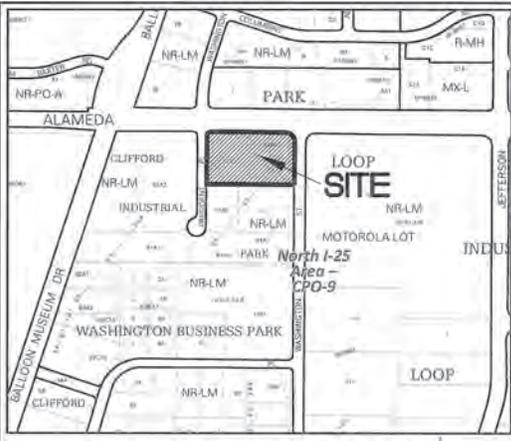
IDOZoneAtlasPage\_C-17-Z.pdf

440K



201247\_PLAT\_12-28-2020\_MERGE.pdf

3409K



Vicinity Map - Zone Atlas C-17-Z

**Indexing Information**  
 Section 14, Township 11 North, Range 3 East, N.M.P.M.  
 as Projected into the Elana Gallegos Grant  
 Subdivision: Clifford Industrial Park  
 Owners: Fair Plaza Associates  
 UPC #: 101706424534530251 (Tract B-1-A-4)  
 101706422034530243 (Tract B-1-A-3)

**Treasurer's Certificate**  
 THIS IS TO CERTIFY THAT THE TAXES ARE CURRENT AND  
 PAID ON UPC # 101706424534530251  
 101706422034530243

**Purpose of Plat**  
 1. SUBDIVIDE AS SHOWN HEREON.  
 2. GRANT EASEMENTS AS SHOWN HEREON.  
 3. DEDICATE ADDITIONAL RIGHT-OF-WAY AS SHOWN HEREON.

PROPERTY OWNER OF RECORD  
 BERNALILLO COUNTY TREASURER'S OFFICE

**Subdivision Data**  
 GROSS ACREAGE: .3,0121 ACRES  
 ZONE ATLAS PAGE NO.: C-17-2  
 NUMBER OF EXISTING LOTS: 2  
 NUMBER OF LOTS CREATED: 2  
 MILES OF FULL-WIDTH STREETS: 0.00 MILES  
 MILES OF HALF-WIDTH STREETS: 0.00 MILES  
 RIGHT-OF-WAY DEDICATION TO THE CITY OF ALBUQUERQUE: 0.1140 ACRES  
 DATE OF SURVEY: NOVEMBER 2020

**Solar Collection Note**  
 NO PROPERTY WITHIN THE AREA OF REQUESTED FINAL ACTION SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BUILDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON THE BUILDINGS OR ERCTED ON THE LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT, THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

**Legal Description**  
 TRACTS B-1-A-3 AND B-1-A-4 OF THE PLAT OF TRACTS B-1-A-1 THRU B-1-A-7 AND TRACTS B-2-A-1 AND B-2-A-2, CLIFFORD INDUSTRIAL PARK, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, AS THE SAME ARE SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 31, 1995, IN VOLUME 95C, FOLIO 331.

**Documents**  
 1. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE, HAVING FILE NO. SP000086614 AND AN EFFECTIVE DATE OF JULY 30, 2020.  
 2. PLAT OF RECORD FOR SUBJECT PROPERTIES FILED IN THE BERNALILLO COUNTY CLERK'S OFFICE ON AUGUST 31, 1995, IN BOOK 95C, PAGE 331.

**Public Utility Easements**  
 PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:  
 A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.  
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.  
 C. Overall Communication s/b/a CenturyLink QC for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.  
 D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement, to extend services to customers of Grantor, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgear, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

**Disclaimer:**  
 In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

**Plat for**  
**Tracts B-1-A-3-A & B-1-A-4-A**  
**Clifford Industrial Park**  
 Being Comprised of  
**Tracts B-1-A-3 & B-1-A-4**  
**Clifford Industrial Park**  
 City of Albuquerque  
 Bernalillo County, New Mexico  
 January 2021

**Project Number:** PR2020-004537  
**Application Number:**

**Plat Approvals:**  
 PNM Electric Services 12/28/2020  
 West Corp. d/b/a CenturyLink QC 1/4/2021  
 New Mexico Gas Company 1/5/21  
 Comcast

**City Approvals:**  
 Form M. Rioshaves P.S. 12/28/2020  
 City Surveyor

Traffic Engineer  
 ABCWA  
 Parks and Recreation Department  
 Code Enforcement 1/4/2021  
 MAFICA  
 City Engineer  
 DRB Chairperson, Planning Department

**Surveyor's Certificate**  
 I, WILL PLOTNER JR., A REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT AND DESCRIPTION WERE PREPARED BY ME OR UNDER MY SUPERVISION, SHOWS ALL EASEMENTS AS SHOWN ON THE PLAT OF RECORD OR MADE KNOWN TO ME BY THE OWNERS AND/OR PROPRIETORS OF THE SUBDIVISION SHOWN HEREON, THE UTILITY COMPANIES OR OTHER INTERESTED PARTIES AND MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS FOR THE CITY OF ALBUQUERQUE AND FURTHER MEETS THE MINIMUM STANDARDS FOR LAND SURVEYING IN THE STATE OF NEW MEXICO AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 Will Plotner Jr. 12/28/2020  
 Will Plotner Jr. N.M.R.P.S. No. 14271

**CSI-CARTESIAN SURVEYS INC.**  
 P.O. BOX 44414 RIO RANCHO, N.M. 87174  
 Phone: (505) 896-3050 Fax: (505) 891-0244  
 wplotnerjr@gmail.com

**Notes**  
 1. FIELD SURVEY PERFORMED IN JULY 2020.  
 2. ALL DISTANCES ARE GROUND DISTANCES, US SURVEY FOOT.  
 3. THE BASIS OF BEARINGS REFERENCES NEW MEXICO STATE PLANE COORDINATES (NAD 83-CENTRAL ZONE).  
 4. LOT LINES TO BE ELIMINATED SHOWN HEREON AS . . . . .

**Free Consent and Dedication**  
 THE SUBDIVISION SHOWN AND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) THEREOF. EXISTING AND/OR GRANTED PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON, UNLESS NOTED OTHERWISE, ARE FOR THE COMMON AND JOINT USE OF GAS, ELECTRICAL POWER AND COMMUNICATION SERVICES FOR BURIED AND/OR OVERHEAD DISTRIBUTION LINES, CONDUIT AND PIPES FOR UNDERGROUND UTILITIES. SAID UTILITY COMPANIES HAVE THE RIGHT OF INGRESS/EGRESS FOR CONSTRUCTION OF, MAINTENANCE OF AND REPLACEMENT OF SAID UTILITIES INCLUDING THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS WITHIN SAID P.U.E. SAID OWNERS CERTIFY THAT THIS SUBDIVISION IS THEIR FREE ACT AND DEED.  
 SAID OWNERS DO HEREBY DEDICATE ADDITIONAL PUBLIC RIGHT OF WAY AS SHOWN HEREON IN ALAMEDA BOULEVARD AND PRESIDENT PLACE NE TO THE CITY OF ALBUQUERQUE IN FEE SIMPLE.

MICHAEL P. MCMULLAN, MEMBER/MANAGER AS GENERAL PARTNER DATE  
 MKRP CO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY A GENERAL PARTNER OF FAIR PLAZA ASSOCIATES, LP A NEW MEXICO LIMITED PARTNERSHIP

STATE OF NEW MEXICO } 55  
 COUNTY OF }  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
 BY: MICHAEL P. MCMULLAN, MEMBER/MANAGER  
 MKRP CO, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY A GENERAL PARTNER OF FAIR PLAZA ASSOCIATES, LP A NEW MEXICO LIMITED PARTNERSHIP

By: \_\_\_\_\_  
 NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**Legend**

N 90°00'00" E	MEASURED BEARINGS AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES PER PLAT (8/31/1995, 95C-331)
●	FOUND MONUMENT AS INDICATED
○	SET REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED
△	FOUND CENTERLINE MONUMENT, ILLEGIBLE

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.29' (39.27')	25.00' (25.00')	90°02'34"	35.37'	S 45°24'05" W
C2	78.45' (78.52')	50.00' (50.00')	89°54'03"	70.65'	N 44°37'37" W
C3	27.17'	25.00'	62°15'48"	25.85'	S 59°17'28" W
C4	78.45'	50.00'	89°54'03"	70.65'	N 44°37'37" W
C5	25.59'	20.00'	73°18'33"	23.88'	S 53°40'04" W
C6	25.31'	20.16'	71°56'20"	23.68'	S 53°42'36" E

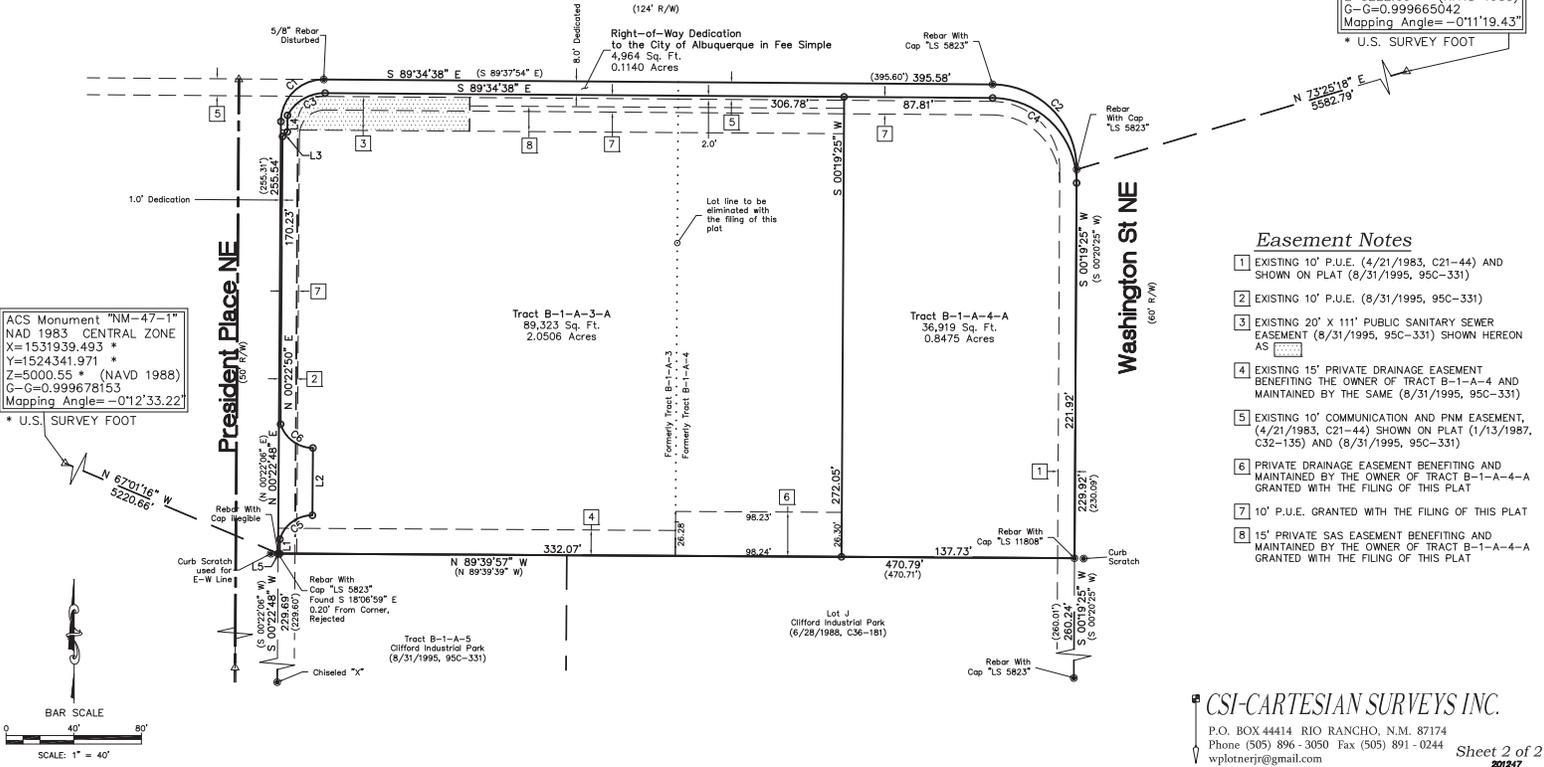
Line #	Direction	Length (ft)
L1	S 00°22'50" W	8.48'
L2	S 00°28'16" W	39.84'
L3	S 45°51'54" W	3.93'
L4	S 00°51'54" W	9.72'
L5	S 89°59'57" E	1.00'

**Plat for  
Tracts B-1-A-3-A & B-1-A-4-A  
Clifford Industrial Park  
Being Comprised of  
Tracts B-1-A-3 & B-1-A-4  
Clifford Industrial Park  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2021**

**Landfill Disclosure Statement**

THE SUBJECT PROPERTY IS LOCATED ON A FORMER LANDFILL. DUE TO THE SUBJECT PROPERTY BEING ON A FORMER 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.

**Alameda Blvd NE**  
(124' R/W)



ACS Monument "10-C18"  
NAD 1983 CENTRAL ZONE  
X=1542565.263 \*  
Y=1524123.885 \*  
Z=5222.09 \* (NAVD 1988)  
G-G=0.999665042  
Mapping Angle=-0°11'19.43"  
\* U.S. SURVEY FOOT

ACS Monument "NM-47-1"  
NAD 1983 CENTRAL ZONE  
X=1531939.493 \*  
Y=1524341.971 \*  
Z=5000.55 \* (NAVD 1988)  
G-G=0.999678153  
Mapping Angle=-0°12'33.22"  
\* U.S. SURVEY FOOT

**Easement Notes**

- EXISTING 10' P.U.E. (4/21/1983, C21-44) AND SHOWN ON PLAT (8/31/1995, 95C-331)
- EXISTING 10' P.U.E. (8/31/1995, 95C-331)
- EXISTING 20' X 111' PUBLIC SANITARY SEWER EASEMENT (8/31/1995, 95C-331) SHOWN HEREON AS [Symbol]
- EXISTING 15' PRIVATE DRAINAGE EASEMENT BENEFITING THE OWNER OF TRACT B-1-A-4 AND MAINTAINED BY THE SAME (8/31/1995, 95C-331)
- EXISTING 10' COMMUNICATION AND PNM EASEMENT, (4/21/1983, C21-44) SHOWN ON PLAT (1/13/1987, C32-135) AND (8/31/1995, 95C-331)
- PRIVATE DRAINAGE EASEMENT BENEFITING AND MAINTAINED BY THE OWNER OF TRACT B-1-A-4-A GRANTED WITH THE FILING OF THIS PLAT
- 10' P.U.E. GRANTED WITH THE FILING OF THIS PLAT
- 15' PRIVATE SAS EASEMENT BENEFITING AND MAINTAINED BY THE OWNER OF TRACT B-1-A-4-A GRANTED WITH THE FILING OF THIS PLAT

**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414, RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplnterjr@gmail.com

Fair Plaza Associates Limited Partnership  
7021 Prospect Pl. NE  
Albuquerque, NM 87110

City of Albuquerque  
600 2<sup>nd</sup> Street NW,  
Albuquerque, NM 87102

**RE: Letter of Authorization for Subdivision Plat**

To whom it may concern,

I, Michael McMullan, do hereby give authorization to Cartesian Surveys Inc. to act as my agent in regards to the subdivision plat for Tracts B-1-A-3 and B-1-A-4, Clifford Industrial Park II, located at Alameda Blvd NW between Washington Street NW and President Place NW. The agent shall have the authority to act on behalf of myself for the subdivision platting action and obtaining documentation or certificates from the city needed for the platting action.

Thank You,



Michael P. McMullan  
MTKP Co. LLC a New Mexico Limited Liability Company,  
a general partner of Fair Plaza Associates, LP  
a New Mexico Limited Partnership

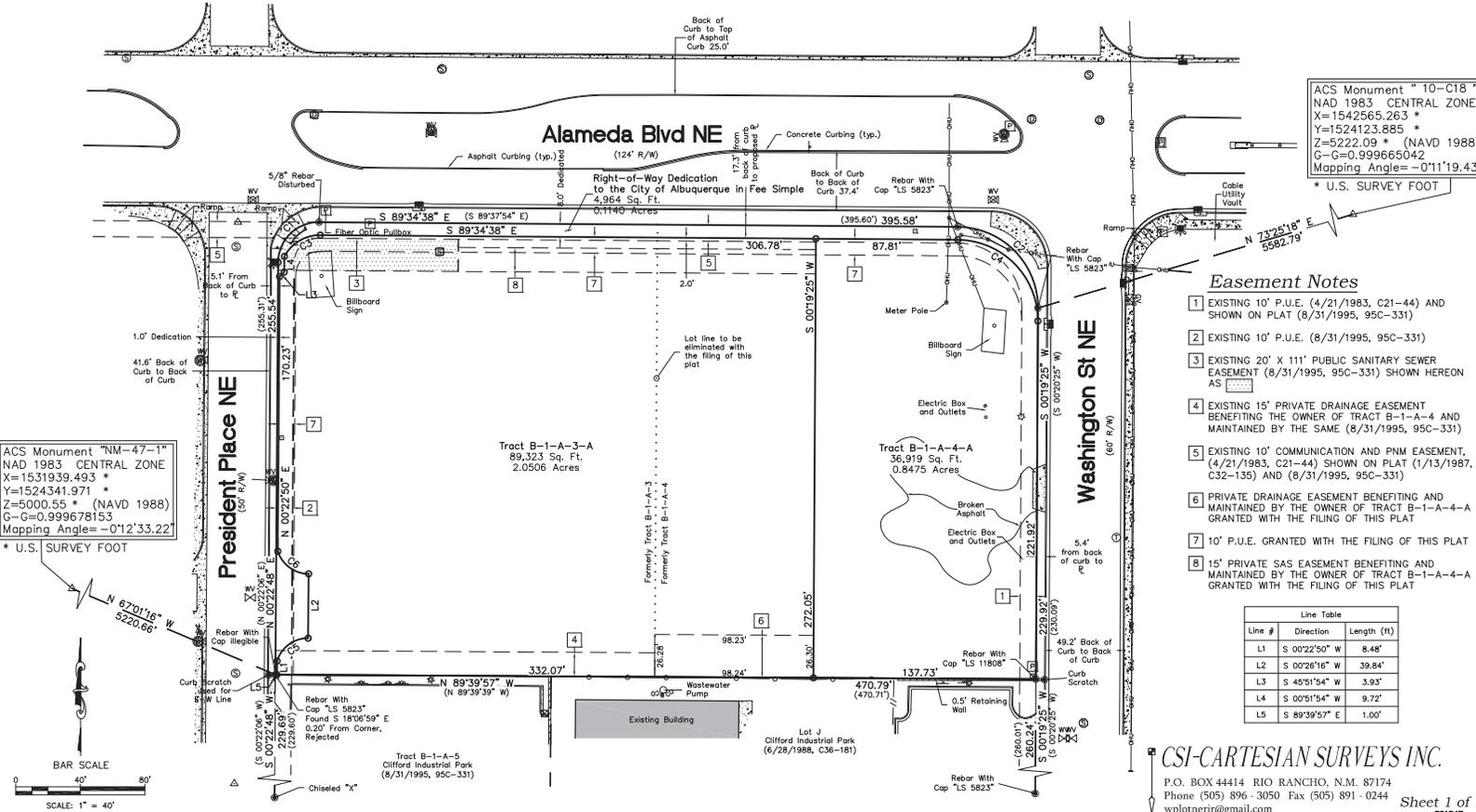
1/4/21  
Date

**Legend**

N 90°00'00" E (N 90°00'00" E)	MEASURED BEARINGS AND DISTANCES RECORD BEARINGS AND DISTANCES PER PLAT (8/31/1995, 95C-331)	—○—	OVERHEAD UTILITY LINE	⊕	SAS CLEANOUT
●	FOUND MONUMENT AS INDICATED	○	UTILITY POLE	⊗	IRRIGATION BOX
○	SET REBAR WITH CAP "LS 14271" UNLESS OTHERWISE NOTED	→	ANCHOR	⊙	MANHOLE
△	FOUND CENTERLINE MONUMENT, ILLEGIBLE	⊠	PULL BOX	⊞	STORM DRAIN INLET
—//—	WOOD FENCE	⊞	LIGHT POLE	⊞	SIGN
—/—/—	BLOCK WALL	⊞	WATER VALVE	⊞	TELEPHONE MANHOLE
—○—	CHAINLINK FENCE	⊞	WATER METER	⊞	MANHOLE
		⊞	FIRE HYDRANT	⊞	CONCRETE
		⊞	GUARD RAIL	⊞	UTILITY PEDESTAL

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.29' (39.27')	25.00' (25.00')	90°02'34"	35.37'	S 45°24'05" W
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C5	25.59'	20.00'	73°18'33"	23.88'	S 53°40'04" W
C6	25.31'	20.16'	71°56'20"	23.68'	S 53°42'36" E

**Site Sketch for  
Tracts B-1-A-3-A & B-1-A-4-A  
Clifford Industrial Park  
Being Comprised of  
Tracts B-1-A-3 & B-1-A-4  
Clifford Industrial Park  
City of Albuquerque  
Bernalillo County, New Mexico  
January 2021**



**CSI-CARTESIAN SURVEYS INC.**  
P.O. BOX 44414 RIO RANCHO, N.M. 87174  
Phone (505) 896-3050 Fax (505) 891-0244  
wplotrj@gmail.com

Sheet 1 of 1  
20217

# Landfill Gas Assessment

Proposed Starbucks No. 63770

8721 Washington Street NE

Albuquerque, Bernalillo County, New Mexico

November 2, 2020

Terracon Project No. 66207108



**Prepared for:**

Fair Plaza Associates Limited Partnership

Albuquerque, New Mexico

**Prepared by:**

Terracon Consultants, Inc.

Albuquerque, New Mexico

[terracon.com](http://terracon.com)

**Terracon**

Environmental



Facilities



Geotechnical



Materials



November 2, 2020

Fair Plaza Associates Limited Partnership  
7107 Prospect Place NE  
Albuquerque, New Mexico 87110

Attn: Mr. Sean McMullan  
T: (505) 883-1100  
E: [sean@mcmullanrealestate.com](mailto:sean@mcmullanrealestate.com)

Re: Landfill Gas Assessment  
Proposed Starbucks No. 63770  
8721 Washington Street NE  
Albuquerque, Bernalillo County, New Mexico  
Terracon Project No. 66207108

Dear Mr. McMullan:

Terracon Consultants, Inc. (Terracon) is pleased to submit the enclosed Landfill Gas Assessment (LGA) report for the above referenced site. The report presents data from recent field activities that included the advancement of two landfill gas sampling points and collection of two soil gas samples for chemical analysis. Terracon conducted the LGA in accordance with our proposal (P66207108), dated September 16, 2020.

Terracon appreciates this opportunity to provide environmental engineering services to Fair Plaza Associates Limited Partnership (client). Should you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,  
**Terracon Consultants, Inc.**

Ethan J. Perro  
Project Manager

Jared C. Geissler, P.E. (NM #23472)  
Authorized Project Reviewer

Terracon Consultants, Inc. 6805 Academy Pkwy West NE Albuquerque, New Mexico 87109  
P [505] 797 4287 F [505] 797 4288 [terracon.com](http://terracon.com)



Environmental



Facilities



Geotechnical



Materials

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3.0 METHODOLOGY.....	2
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5.0 DATA EVALUATION.....	4
6.0 CONCLUSIONS.....	4
7.0 RECOMMENDATIONS.....	4

## APPENDICES

### APPENDIX A - EXHIBITS

Exhibit 1 – Topographic Map

Exhibit 2 – Landfill Map

Exhibit 3 – Site Diagram

### APPENDIX B - TABLES

Table 1 – Summary of the Detected Soil Gas Analytical Results

### APPENDIX C – ANALYTICAL REPORTS AND CHAIN OF CUSTODIES

## **1.0 INTRODUCTION**

### **1.1 Site Description**

The site consists of an approximate 1.50-acre tract of vacant land located at 8721 Washington Street NE in Albuquerque, Bernalillo County, New Mexico. Proposed development consists of an approximate 2,100-square-foot (SF) commercial building.

### **1.2 Background Information**

Based on information provided by the client, the City of Albuquerque (COA) Environmental Health Department (EHD) requested a LGA to meet requirements for the proposed development within a former landfill or landfill buffer zone. Review of COA landfill maps depict the site approximately 800 feet east of the former Los Angeles landfill (Exhibit 2).

### **1.3 Standard of Care**

Terracon's services were performed in a manner consistent with generally accepted practices of the profession undertaken in similar studies in the same geographical area during the same time period. Terracon makes no warranties, either express or implied, regarding the findings, conclusions or recommendations. Please note that Terracon does not warrant the work of laboratories, regulatory agencies or other third parties supplying information used in the preparation of the report. These LGA services were performed in accordance with the scope of work agreed with you, our client, as reflected in our proposal, and the COA draft *Interim Guidelines for Development within Designated Landfill Buffer Zones*, dated October 2013 and were not restricted by ASTM E1903-19.

### **1.4 Additional Scope Limitations**

Findings, conclusions and recommendations resulting from these services are based upon information derived from the on-site activities and other services performed under this scope of work; such information is subject to change over time. Certain indicators of the presence of hazardous substances, petroleum products, or other constituents may have been latent, inaccessible, unobservable, nondetectable or not present during these services, and we cannot represent that the site contains no hazardous substances, toxic materials, petroleum products, or other latent conditions beyond those identified during this LGA. Subsurface conditions may vary from those encountered at specific borings or wells or during other surveys, tests, assessments, investigations or exploratory services; the data, interpretations, findings, and our recommendations are based solely upon data obtained at the time and within the scope of these services.

## 1.5 Reliance

This report has been prepared for the exclusive use of Fair Plaza Associates Limited Partnership who can convey this report to an affiliate, related entity, subsidiary, lender, title insurer, regulatory or municipal agency, or the current property owner(s) and their agents, but use or reliance by any other party is prohibited without the written authorization of Fair Plaza Associates Limited Partnership and Terracon. Any unauthorized distribution or reuse is at the client's sole risk. Notwithstanding the foregoing, reliance by authorized parties will be subject to the terms, conditions and limitations stated in the proposal, LGA report, and Terracon's Terms and Conditions. The limitation of liability defined in the terms and conditions is the aggregate limit of Terracon's liability to the client and all relying parties unless otherwise agreed in writing.

## 2.0 OBJECTIVES AND SCOPE

The objectives of the LGA are as follows:

- Evaluate the presence of landfill gas by assessing the concentrations of volatile organic compounds (VOCs), methane, and hydrogen sulfide (H<sub>2</sub>S) in on-site soil gas as a result of the former Los Angeles landfill depicted approximately 800 feet west of the site.

To achieve the objective, Terracon advanced two sub-surface soil-gas sampling points and collected a total of two soil gas samples for chemical analyses. The sub-surface soil-gas sampling points were advanced within the proposed building footprint via a three-inch diameter hand-auger. The soil gas samples were analyzed for VOCs via EPA Method TO-15, methane via EPA Method D-1946, and H<sub>2</sub>S via EPA Method 15/16.

## 3.0 METHODOLOGY

### 1.6 Utility Clearance

Prior to conducting the LGA, the public utility locating service New Mexico One Call was contacted as required by law. Markings at the site indicated that the site had been correctly identified by the associated utility companies.

### 1.7 Landfill Gas Sampling Points

Terracon personnel mobilized to the site on October 14, 2020 to advance the two soil-gas probes (SGP-1 and SGP-2) via a 3-inch diameter hand-auger at two locations within the proposed building footprint to facilitate soil gas sample collection. The approximate location of the soil-gas probes are depicted on Exhibit 3.

The borings were advanced to approximately 5 feet bgs. New Teflon<sup>®</sup> tubing connected to a soil-

gas implant was then inserted into the boring at a depth of approximately 4.5 feet bgs. Silica sand was then placed in the borehole from 5 feet to 3 feet bgs. Hydrated bentonite was then placed in the borehole from 3 feet bgs to the existing grade to seal the borehole and prevent the breakthrough of ambient vapors.

After an equilibration period of approximately 24 hours, Terracon personnel returned to the site the following day to collect the soil-gas samples. The soil-gas implants and tubing were connected to the sample train via Swagelok® fittings. Prior to sample collection, two separate leak detection tests were conducted. The first method was to install a shroud around the sampling point. A tracer gas (helium) was then introduced into the shroud. A helium detector (GasCheck) was inserted into the shroud to detect helium levels inside the shroud which were greater than 20%. The helium meter was then inserted into the sampling train to detect helium levels at the sampling point to verify ambient vapors were not reaching the soil-gas implant. A shut-in test was then performed on the sample train after it was fully assembled. The shut-in test was conducted by closing the valve to the soil-gas probe and applying a vacuum to the closed sample train while monitoring the pressure on the inline vacuum gauge for at least 1 minute. Following the shut-in test, the air that was evacuated from the sample train to generate the vacuum was purged. Because the sample train held a constant vacuum pressure, the sample train was deemed to be airtight.

The soil gas samples were collected in laboratory-supplied, batch certified clean 1-liter Summa® canisters with 30-minute regulators, using new Teflon® tubing. The tubing used to collect the samples was purged prior to sampling. The sample train was constructed with a t-valve so that the sample tubing did not have to be disconnected following the purging of the sample train lines.

Following the completion of the shut-in leak detection test, the sample line was purged of approximately 3 volumes, allowing residual air within the sample train or sample tubing to be evacuated from the sample line by attaching a peristaltic pump and Tedlar bag to the purge line, opening the valves to the sample train, and removing gas at a rate of approximately 0.1-liter per minute.

Once the sample train was purged and the area was allowed to equilibrate, the valve to the Summa® canister was opened and the sample was collected. After the samples were collected, the Summa® canisters were closed, secured, and appropriately labeled with pertinent sample information. The canister pressures were recorded upon initiation of sample collection, after sample collection, and after receipt at the laboratory. Once the Summa® canisters were closed a tedlar bag was attached to the sample train to collect the soil-gas sample for the H<sub>2</sub>S analysis. The Summa® canisters and completed chain-of-custody forms were relinquished to Eurofins Air Toxics of Folsom, California and the tedlar bags were shipped to Air Technology Laboratories, Inc. of City of Industry, California, for analysis on a standard turnaround.

#### **4.0 LABORATORY ANALYTICAL METHODS**

The soil-gas samples collected during the LGA were analyzed by Eurofins Air Toxics, in Folsom,

California and Air Technology Laboratories in City of Industry, California. The samples were analyzed for VOCs via EPA Method TO-15, methane via EPA Method D-1946, and H<sub>2</sub>S via EPA Method 15/16. Tables summarizing detected constituents in soil gas samples are provided in Appendix B. Laboratory data packages and are provided in Appendix C.

## 5.0 DATA EVALUATION

Two soil-gas samples (SGP-1 and SGP-2) were collected from the sub-surface soil-gas sampling points and were submitted for laboratory analyses as described in Section 4.0. The laboratory analytical results for the soil-gas samples are presented in Table 1 of Appendix B.

Soil-gas sampling results were compared to the New Mexico Environmental Department (NMED) Residential and Industrial Vapor Intrusion Screening Levels (VISLs) dated June 2019, the EPA Regional Screening Levels (RSLs) for Residential and Industrial Indoor Air, dated May 2020, divided by 0.03 to account for an attenuation factor, and the methane results were compared to the *EPA Guidance for Evaluating Landfill Gas Emissions from Closed or Abandoned Facilities*, dated September 2005, which sets a limit of 25% of the Lower Explosive Limit (LEL) of methane (5%) which is 1.25%.

Based on the analytical report, acetone, ethanol, and 2-propanol were detected in soil-gas sample SGP-1 as presented in Table 1 in Appendix B. Based on a review of the detected concentrations, VOC constituents did not exceed the NMED Residential or Industrial VISLs for soil-gas. Methane and H<sub>2</sub>S were not detected in the two soil-gas samples.

## 6.0 CONCLUSIONS

The conclusions and recommendations of this investigation are as follows:

- Two soil-gas samples were submitted for laboratory analyses and analyzed for VOCs, methane (fixed gases), and H<sub>2</sub>S. Based on the analytical results, ethanol, acetone, and 2-propanol were detected in soil-gas sample SGP-1 above laboratory limits. However, the detected concentrations were below applicable NMED Residential and Industrial VISLs for soil gas. Methane and H<sub>2</sub>S were not detected in the two soil-gas samples collected from the site.

## 7.0 RECOMMENDATIONS

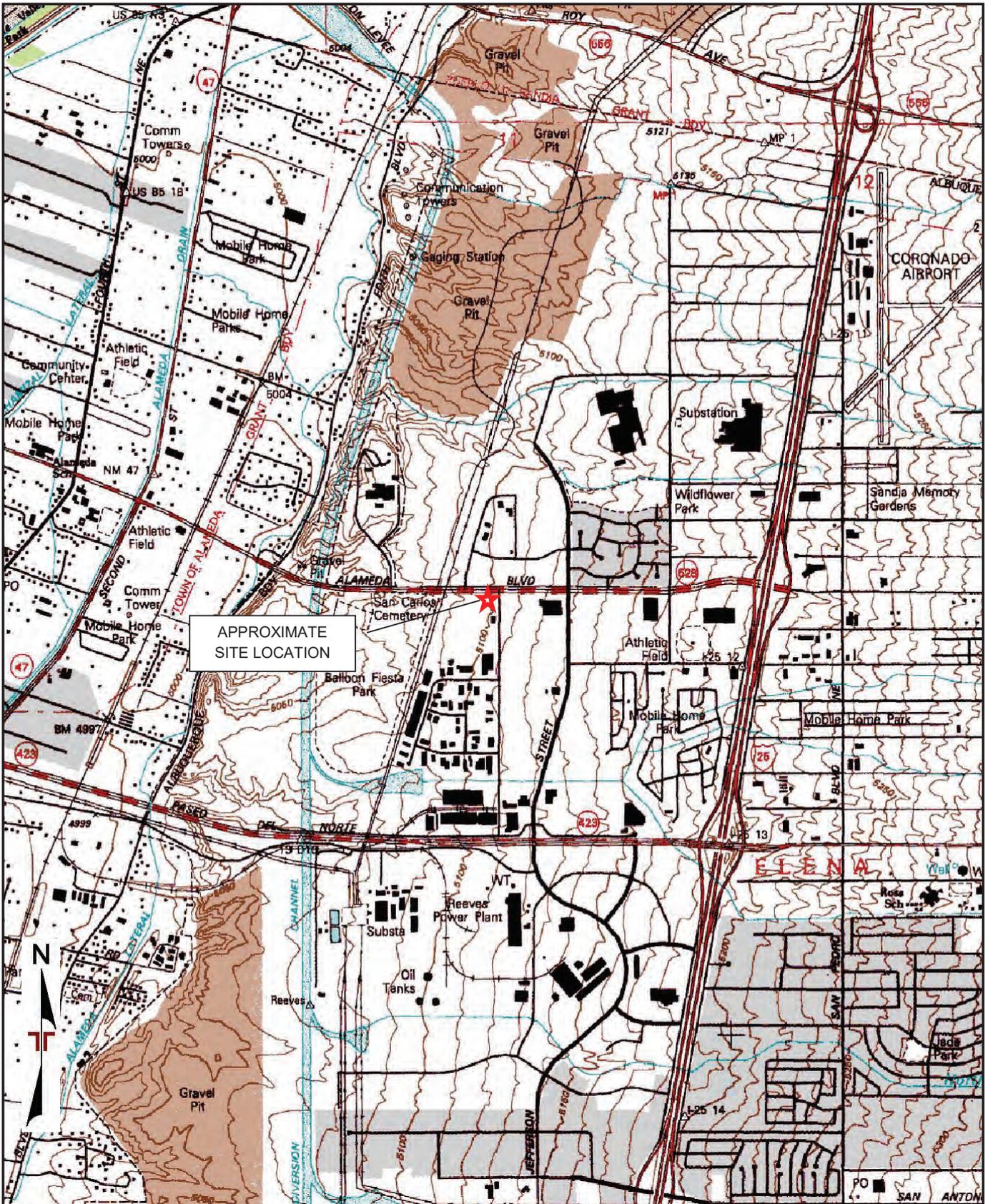
Based on the analytical laboratory results no additional investigation of landfill gas at the site due to the former Los Angeles landfill is warranted at this time. In accordance with NMED Solid Waste Bureau regulations, monitoring of landfill gases should be employed if buried debris is discovered at the site during redevelopment activities.

## **APPENDIX A**

**Exhibit 1 – Topographic Map**

**Exhibit 2 – Landfill Map**

**Exhibit 3 – Site Diagram**



APPROXIMATE  
SITE LOCATION

TOPOGRAPHIC MAP IMAGE COURTESY OF THE U.S. GEOLOGICAL SURVEY  
 QUADRANGLES INCLUDE: ALAMEDA, NM (1/11/1990).

Project Manager:	EJP
Project No.:	66207108
Drawn by:	EJP
Scale:	1"=2,000'
Checked by:	JG
File Name:	Ex.1
Approved by:	JG
Date:	OCT 2020

**Terracon**  
 6805 Academy Pkwy West NE  
 Albuquerque, NM 87109

TOPOGRAPHIC MAP

Proposed Starbucks No. 63770  
 8721 Washington Street NE  
 Albuquerque, NM

Exhibit	1
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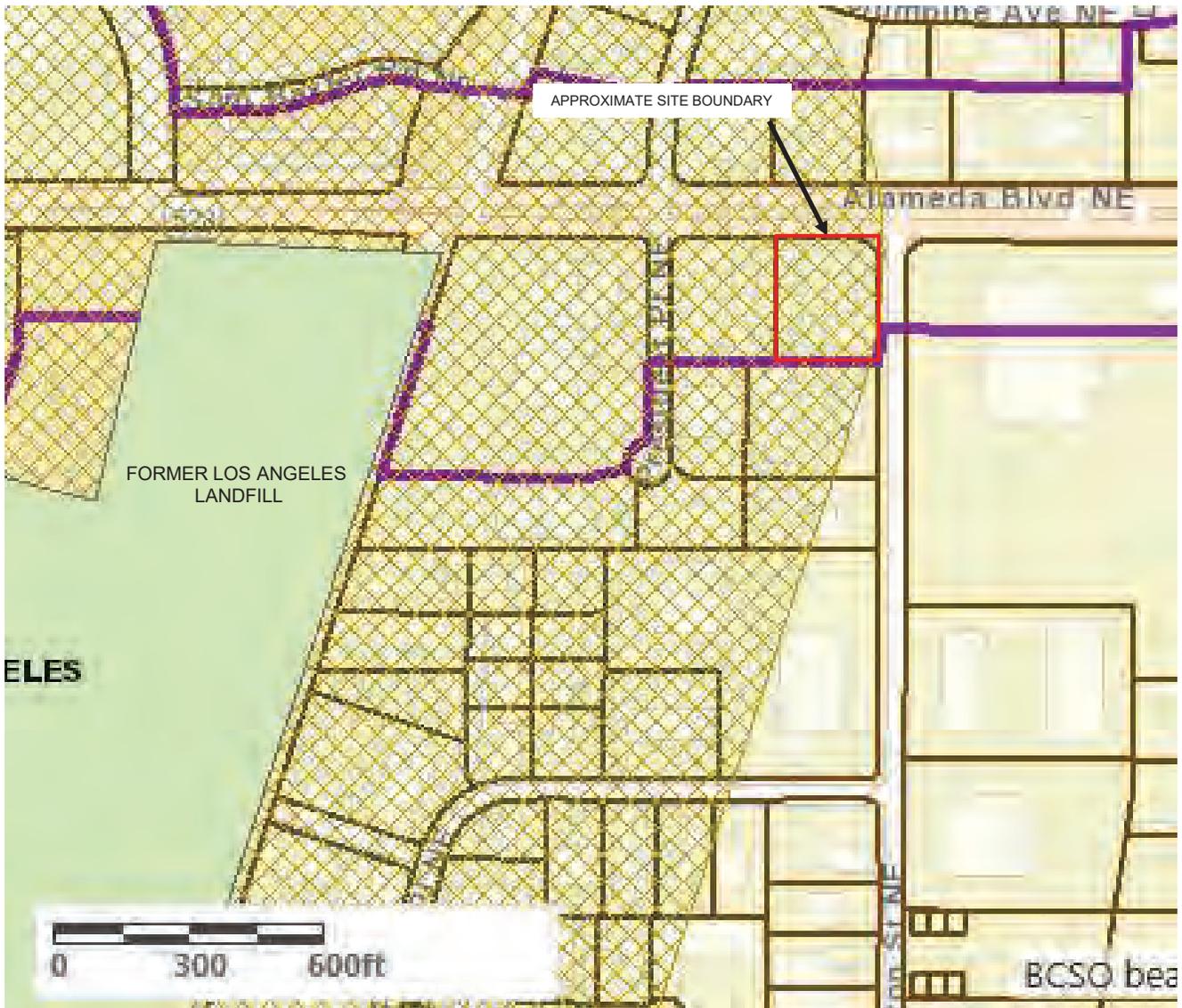


DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES



Project Manager: EJP	Proposal No. 66207108
Drawn by: EJP	Scale:
Checked by: JG	File Name: Ex.2 & 3
Approved by: JG	Date: OCT 2020

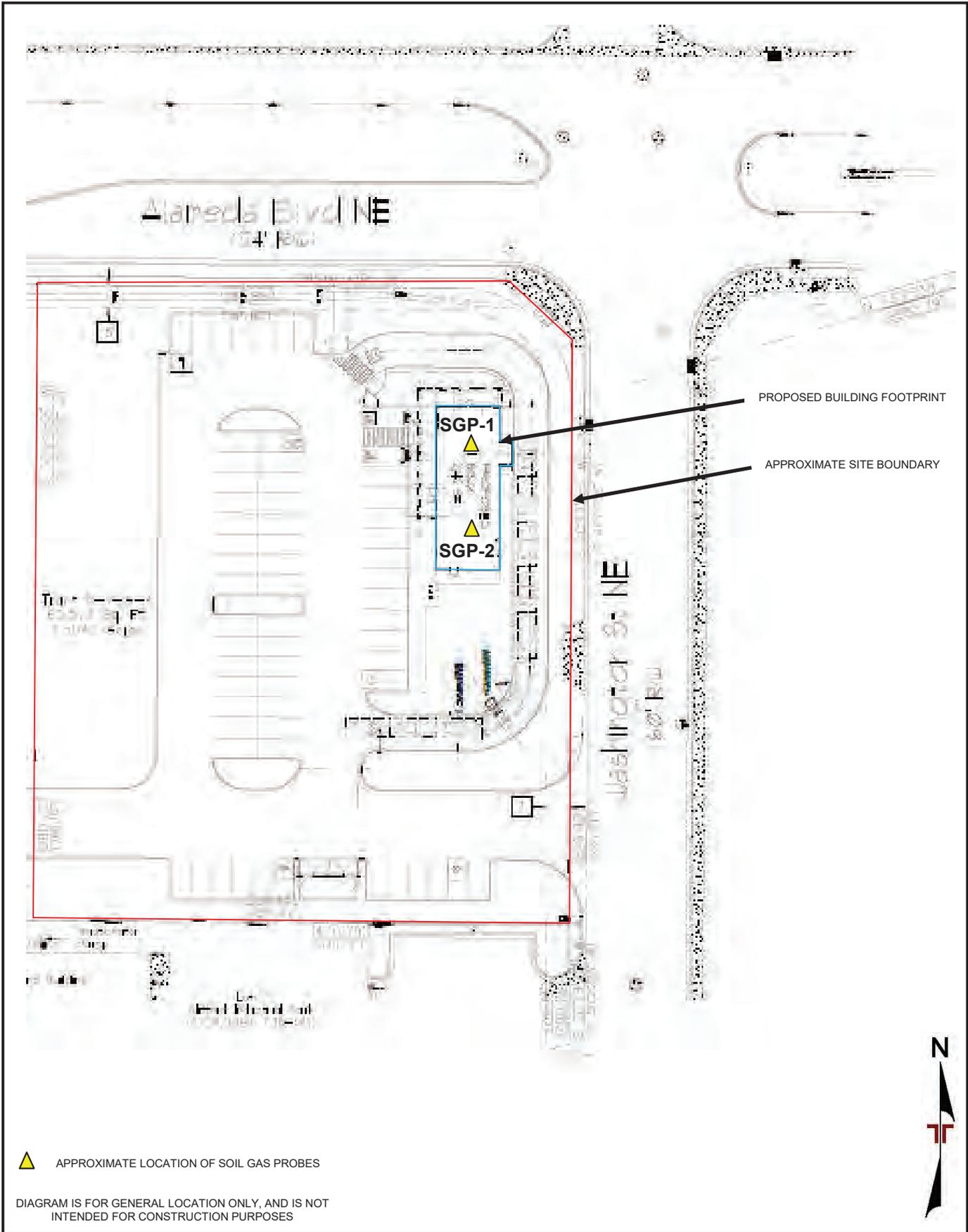
**Terracon**  
Consulting Engineers & Scientists

6805 Academy Pkwy W NE Albuquerque, NM 87109  
PH. (505) 797-4287 FAX. (505) 797-4288

**LANDFILL MAP**

**PROPOSED STARBUCKS NO. 63770**  
8721 WASHINGTON STREET NE  
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

EXHIBIT
<b>2</b>



▲ APPROXIMATE LOCATION OF SOIL GAS PROBES

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:	EJP	Proposal No.	66207108
Drawn by:	EJP	Scale:	1"=70'
Checked by:	JG	File Name:	Ex.1 & 2
Approved by:	JG	Date:	OCT 2020

**Terracon**  
 Consulting Engineers & Scientists  
 6805 Academy Pkwy W NE Albuquerque, NM 87109  
 PH. (505) 797-4287 FAX. (505) 797-4288

**SITE DIAGRAM**

**PROPOSED STARBUCKS NO.63770**  
 8721 WASHINGTON STREET NE  
 ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

EXHIBIT	<b>3</b>
---------	----------

## **APPENDIX B**

### **Table 1: Summary of the Detected Soil Gas Analytical Results**

**TABLE 1: SUMMARY OF THE DETECTED SOIL GAS ANALYTICAL RESULTS  
 PROPOSED STARBUCKS NO. 63770  
 8721 WASHINGTON STREET NE, ALBUQUERQUE, NM (PROJECT NO. 66207108)  
 SAMPLES COLLECTED 10/15/2020**

Sample ID	SGP-1	SGP-2	NMED Residential VISLs for Soil Gas	NMED Industrial VISLs for Soil Gas
Parameter	µg/m <sup>3</sup>	µg/m <sup>3</sup>	µg/m <sup>3</sup>	µg/m <sup>3</sup>
<b>TO15 - VOCs</b>				
2-Propanol	17	ND	NE	NE
Ethanol	14	ND	NE	NE
Acetone	76	ND	1,080,000	5,080,000
<b>D1946 - Methane</b>				
Methane	ND	ND	1.25%**	1.25%**
<b>EPA 15 16 - Hydrogen Sulfide (H2S)</b>				
H2S	ND	ND	70*	293.3*

NMED VISL = New Mexico Environment Department Vapor Intrusion Screening Level (June 2019)

\*EPA Regional Screening Levels for Residential Air / .03 accounting for a 3% attenuation factor (May 2020)

\*\*EPA Standard set for 25% of the LEL of CH4 which is 1.25%

ND = Not Detected

NE = No Established

Bold Red Values Exceed NMED Standards

% Volume

## **APPENDIX C**

### **Laboratory Reports and Chain of Custodies**

## ANALYTICAL REPORT

Eurofins TestAmerica, Phoenix  
4625 East Cotton Ctr Blvd  
Suite 189  
Phoenix, AZ 85040  
Tel: (602)437-3340

Laboratory Job ID: 550-151828-1  
Client Project/Site: 66207108

**For:**

Terracon Consultants Inc  
6805 Academy Parkway West NE  
Albuquerque, New Mexico 87109

Attn: Mr. Ethan Perro



*Authorized for release by:  
10/29/2020 6:54:22 PM*

Carlene McCutcheon, Project Manager II  
(602)659-7612  
[Carlene.McCutcheon@Eurofinset.com](mailto:Carlene.McCutcheon@Eurofinset.com)

### LINKS

Review your project  
results through  
**TotalAccess**

Have a Question?



Visit us at:

[www.eurofinsus.com/Env](http://www.eurofinsus.com/Env)

*This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.*

*Results relate only to the items tested and the sample(s) as received by the laboratory.*

# Case Narrative

Client: Terracon Consultants Inc  
Project/Site: 66207108

Job ID: 550-151828-1

- 1
- 2
- 3
- 4

---

## Job ID: 550-151828-1

---

Laboratory: Eurofins TestAmerica, Phoenix

### Narrative

---

**Job Narrative**  
**550-151828-1**

### Comments

No additional comments.

### Receipt

The samples were received on 10/27/2020 4:36 PM; the samples arrived in good condition.

### Lab Admin

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

### Subcontract Work

Methods D1946 and TO-15: These methods were subcontracted to Eurofins Air Toxics. The subcontract laboratory certifications are different from that of the facility issuing the final report.

10/28/2020  
Ms. Carlene McCutcheon  
Eurofins Test America  
4625 E. Cotton Center Blvd  
Suite 189  
Phoenix AZ 85040

Project Name: Proposed Starbucks  
Project #: 66207108  
Workorder #: 2010397A

Dear Ms. Carlene McCutcheon

The following report includes the data for the above referenced project for sample(s) received on 10/16/2020 at Eurofins Air Toxics LLC.

The data and associated QC analyzed by TO-15 are compliant with the project requirements or laboratory criteria with the exception of the deviations noted in the attached case narrative.

Thank you for choosing Eurofins Air Toxics LLC. for your air analysis needs. Eurofins Air Toxics Inc. is committed to providing accurate data of the highest quality. Please feel free to contact the Project Manager: Kelly Buettner at 916-985-1000 if you have any questions regarding the data in this report.

Regards,



Kelly Buettner  
Project Manager

**WORK ORDER #: 2010397A**

Work Order Summary

<b>CLIENT:</b>	Ms. Carlene McCutcheon Eurofins Test America 4625 E. Cotton Center Blvd Suite 189 Phoenix, AZ 85040	<b>BILL TO:</b>	Accounts Payable Eurofins Test America 4104 Shuffel St NW North Canton, OH 44720
<b>PHONE:</b>	602.437.3340	<b>P.O. #</b>	550-151828
<b>FAX:</b>		<b>PROJECT #</b>	66207108 Proposed Starbucks
<b>DATE RECEIVED:</b>	10/16/2020	<b>CONTACT:</b>	Kelly Buettner
<b>DATE COMPLETED:</b>	10/28/2020		

<u>FRACTION #</u>	<u>NAME</u>	<u>TEST</u>	<u>RECEIPT VAC./PRES.</u>	<u>FINAL PRESSURE</u>
01A	SGP-1	TO-15	10 "Hg	15.1 psi
02A	SGP-2	TO-15	10.8 "Hg	14.7 psi
03A	Lab Blank	TO-15	NA	NA
04A	CCV	TO-15	NA	NA
05A	LCS	TO-15	NA	NA
05AA	LCSD	TO-15	NA	NA

CERTIFIED BY:   
 Technical Director

DATE: 10/28/20

Certification numbers: AZ Licensure AZ0775, FL NELAP – E87680, LA NELAP – 02089, NH NELAP - 209220, NJ NELAP - CA016, NY NELAP - 11291, TX NELAP - T104704434-20-16, UT NELAP – CA009332020-12, VA NELAP - 10615, WA NELAP - C935

Name of Accreditation Body: NELAP/ORELAP (Oregon Environmental Laboratory Accreditation Program)

Accreditation number: CA300005-014, Effective date: 10/18/2020, Expiration date: 10/17/2021.

Eurofins Air Toxics, LLC certifies that the test results contained in this report meet all requirements of the NELAC standards

*This report shall not be reproduced, except in full, without the written approval of Eurofins Air Toxics, LLC.*

180 BLUE RAVINE ROAD, SUITE B FOLSOM, CA - 95630  
 (916) 985-1000 . (800) 985-5955 . FAX (916) 351-8279

**LABORATORY NARRATIVE**  
**EPA Method TO-15**  
**Eurofins Test America**  
**Workorder# 2010397A**

Two 1 Liter Summa Canister samples were received on October 16, 2020. The laboratory performed analysis via EPA Method TO-15 using GC/MS in the full scan mode.

**Receiving Notes**

There were no receiving discrepancies.

**Analytical Notes**

There were no analytical discrepancies.

**Definition of Data Qualifying Flags**

Ten qualifiers may have been used on the data analysis sheets and indicates as follows:

B - Compound present in laboratory blank greater than reporting limit (background subtraction not performed).

J - Estimated value.

E - Exceeds instrument calibration range.

S - Saturated peak.

Q - Exceeds quality control limits.

U - Compound analyzed for but not detected above the reporting limit, LOD, or MDL value. See data page for project specific U-flag definition.

UJ- Non-detected compound associated with low bias in the CCV

N - The identification is based on presumptive evidence.

M - Reported value may be biased due to apparent matrix interferences.

CN - See Case Narrative.

File extensions may have been used on the data analysis sheets and indicates as follows:

a-File was requantified

b-File was quantified by a second column and detector

r1-File was requantified for the purpose of reissue



Air Toxics

- 1
- 2
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### Summary of Detected Compounds EPA METHOD TO-15 GC/MS FULL SCAN

**Client Sample ID: SGP-1**

**Lab ID#: 2010397A-01A**

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Ethanol	6.1	7.6	11	14
Acetone	15	32	36	76
2-Propanol	6.1	7.1	15	17

**Client Sample ID: SGP-2**

**Lab ID#: 2010397A-02A**

No Detections Were Found.



Air Toxics

Client Sample ID: SGP-1

Lab ID#: 2010397A-01A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102219	Date of Collection:	10/15/20 12:36:00
Dil. Factor:	3.04	Date of Analysis:	10/23/20 12:42 AM

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Freon 12	1.5	Not Detected	7.5	Not Detected
Freon 114	1.5	Not Detected	11	Not Detected
Chloromethane	15	Not Detected	31	Not Detected
Vinyl Chloride	1.5	Not Detected	3.9	Not Detected
1,3-Butadiene	1.5	Not Detected	3.4	Not Detected
Bromomethane	15	Not Detected	59	Not Detected
Chloroethane	6.1	Not Detected	16	Not Detected
Freon 11	1.5	Not Detected	8.5	Not Detected
Ethanol	6.1	7.6	11	14
Freon 113	1.5	Not Detected	12	Not Detected
1,1-Dichloroethene	1.5	Not Detected	6.0	Not Detected
Acetone	15	32	36	76
2-Propanol	6.1	7.1	15	17
Carbon Disulfide	6.1	Not Detected	19	Not Detected
3-Chloropropene	6.1	Not Detected	19	Not Detected
Methylene Chloride	15	Not Detected	53	Not Detected
Methyl tert-butyl ether	6.1	Not Detected	22	Not Detected
trans-1,2-Dichloroethene	1.5	Not Detected	6.0	Not Detected
Hexane	1.5	Not Detected	5.4	Not Detected
1,1-Dichloroethane	1.5	Not Detected	6.2	Not Detected
2-Butanone (Methyl Ethyl Ketone)	6.1	Not Detected	18	Not Detected
cis-1,2-Dichloroethene	1.5	Not Detected	6.0	Not Detected
Tetrahydrofuran	1.5	Not Detected	4.5	Not Detected
Chloroform	1.5	Not Detected	7.4	Not Detected
1,1,1-Trichloroethane	1.5	Not Detected	8.3	Not Detected
Cyclohexane	1.5	Not Detected	5.2	Not Detected
Carbon Tetrachloride	1.5	Not Detected	9.6	Not Detected
2,2,4-Trimethylpentane	1.5	Not Detected	7.1	Not Detected
Benzene	1.5	Not Detected	4.8	Not Detected
1,2-Dichloroethane	1.5	Not Detected	6.2	Not Detected
Heptane	1.5	Not Detected	6.2	Not Detected
Trichloroethene	1.5	Not Detected	8.2	Not Detected
1,2-Dichloropropane	1.5	Not Detected	7.0	Not Detected
1,4-Dioxane	6.1	Not Detected	22	Not Detected
Bromodichloromethane	1.5	Not Detected	10	Not Detected
cis-1,3-Dichloropropene	1.5	Not Detected	6.9	Not Detected
4-Methyl-2-pentanone	1.5	Not Detected	6.2	Not Detected
Toluene	1.5	Not Detected	5.7	Not Detected
trans-1,3-Dichloropropene	1.5	Not Detected	6.9	Not Detected
1,1,2-Trichloroethane	1.5	Not Detected	8.3	Not Detected
Tetrachloroethene	1.5	Not Detected	10	Not Detected
2-Hexanone	6.1	Not Detected	25	Not Detected

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Air Toxics

Client Sample ID: SGP-1

Lab ID#: 2010397A-01A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102219	Date of Collection:	10/15/20 12:36:00
Dil. Factor:	3.04	Date of Analysis:	10/23/20 12:42 AM

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Dibromochloromethane	1.5	Not Detected	13	Not Detected
1,2-Dibromoethane (EDB)	1.5	Not Detected	12	Not Detected
Chlorobenzene	1.5	Not Detected	7.0	Not Detected
Ethyl Benzene	1.5	Not Detected	6.6	Not Detected
m,p-Xylene	1.5	Not Detected	6.6	Not Detected
o-Xylene	1.5	Not Detected	6.6	Not Detected
Styrene	1.5	Not Detected	6.5	Not Detected
Bromoform	1.5	Not Detected	16	Not Detected
Cumene	1.5	Not Detected	7.5	Not Detected
1,1,2,2-Tetrachloroethane	1.5	Not Detected	10	Not Detected
Propylbenzene	1.5	Not Detected	7.5	Not Detected
4-Ethyltoluene	1.5	Not Detected	7.5	Not Detected
1,3,5-Trimethylbenzene	1.5	Not Detected	7.5	Not Detected
1,2,4-Trimethylbenzene	1.5	Not Detected	7.5	Not Detected
1,3-Dichlorobenzene	1.5	Not Detected	9.1	Not Detected
1,4-Dichlorobenzene	1.5	Not Detected	9.1	Not Detected
alpha-Chlorotoluene	1.5	Not Detected	7.9	Not Detected
1,2-Dichlorobenzene	1.5	Not Detected	9.1	Not Detected
1,2,4-Trichlorobenzene	6.1	Not Detected	45	Not Detected
Hexachlorobutadiene	6.1	Not Detected	65	Not Detected

Container Type: 1 Liter Summa Canister

Surrogates	%Recovery	Method Limits
Toluene-d8	100	70-130
1,2-Dichloroethane-d4	104	70-130
4-Bromofluorobenzene	98	70-130





Air Toxics

Client Sample ID: SGP-2

Lab ID#: 2010397A-02A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102220	Date of Collection:	10/15/20 12:45:00
Dil. Factor:	3.12	Date of Analysis:	10/23/20 01:11 AM

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Freon 12	1.6	Not Detected	7.7	Not Detected
Freon 114	1.6	Not Detected	11	Not Detected
Chloromethane	16	Not Detected	32	Not Detected
Vinyl Chloride	1.6	Not Detected	4.0	Not Detected
1,3-Butadiene	1.6	Not Detected	3.4	Not Detected
Bromomethane	16	Not Detected	60	Not Detected
Chloroethane	6.2	Not Detected	16	Not Detected
Freon 11	1.6	Not Detected	8.8	Not Detected
Ethanol	6.2	Not Detected	12	Not Detected
Freon 113	1.6	Not Detected	12	Not Detected
1,1-Dichloroethene	1.6	Not Detected	6.2	Not Detected
Acetone	16	Not Detected	37	Not Detected
2-Propanol	6.2	Not Detected	15	Not Detected
Carbon Disulfide	6.2	Not Detected	19	Not Detected
3-Chloropropene	6.2	Not Detected	20	Not Detected
Methylene Chloride	16	Not Detected	54	Not Detected
Methyl tert-butyl ether	6.2	Not Detected	22	Not Detected
trans-1,2-Dichloroethene	1.6	Not Detected	6.2	Not Detected
Hexane	1.6	Not Detected	5.5	Not Detected
1,1-Dichloroethane	1.6	Not Detected	6.3	Not Detected
2-Butanone (Methyl Ethyl Ketone)	6.2	Not Detected	18	Not Detected
cis-1,2-Dichloroethene	1.6	Not Detected	6.2	Not Detected
Tetrahydrofuran	1.6	Not Detected	4.6	Not Detected
Chloroform	1.6	Not Detected	7.6	Not Detected
1,1,1-Trichloroethane	1.6	Not Detected	8.5	Not Detected
Cyclohexane	1.6	Not Detected	5.4	Not Detected
Carbon Tetrachloride	1.6	Not Detected	9.8	Not Detected
2,2,4-Trimethylpentane	1.6	Not Detected	7.3	Not Detected
Benzene	1.6	Not Detected	5.0	Not Detected
1,2-Dichloroethane	1.6	Not Detected	6.3	Not Detected
Heptane	1.6	Not Detected	6.4	Not Detected
Trichloroethene	1.6	Not Detected	8.4	Not Detected
1,2-Dichloropropane	1.6	Not Detected	7.2	Not Detected
1,4-Dioxane	6.2	Not Detected	22	Not Detected
Bromodichloromethane	1.6	Not Detected	10	Not Detected
cis-1,3-Dichloropropene	1.6	Not Detected	7.1	Not Detected
4-Methyl-2-pentanone	1.6	Not Detected	6.4	Not Detected
Toluene	1.6	Not Detected	5.9	Not Detected
trans-1,3-Dichloropropene	1.6	Not Detected	7.1	Not Detected
1,1,2-Trichloroethane	1.6	Not Detected	8.5	Not Detected
Tetrachloroethene	1.6	Not Detected	10	Not Detected
2-Hexanone	6.2	Not Detected	26	Not Detected





Air Toxics

Client Sample ID: SGP-2

Lab ID#: 2010397A-02A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102220	Date of Collection:	10/15/20 12:45:00
Dil. Factor:	3.12	Date of Analysis:	10/23/20 01:11 AM

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Dibromochloromethane	1.6	Not Detected	13	Not Detected
1,2-Dibromoethane (EDB)	1.6	Not Detected	12	Not Detected
Chlorobenzene	1.6	Not Detected	7.2	Not Detected
Ethyl Benzene	1.6	Not Detected	6.8	Not Detected
m,p-Xylene	1.6	Not Detected	6.8	Not Detected
o-Xylene	1.6	Not Detected	6.8	Not Detected
Styrene	1.6	Not Detected	6.6	Not Detected
Bromoform	1.6	Not Detected	16	Not Detected
Cumene	1.6	Not Detected	7.7	Not Detected
1,1,2,2-Tetrachloroethane	1.6	Not Detected	11	Not Detected
Propylbenzene	1.6	Not Detected	7.7	Not Detected
4-Ethyltoluene	1.6	Not Detected	7.7	Not Detected
1,3,5-Trimethylbenzene	1.6	Not Detected	7.7	Not Detected
1,2,4-Trimethylbenzene	1.6	Not Detected	7.7	Not Detected
1,3-Dichlorobenzene	1.6	Not Detected	9.4	Not Detected
1,4-Dichlorobenzene	1.6	Not Detected	9.4	Not Detected
alpha-Chlorotoluene	1.6	Not Detected	8.1	Not Detected
1,2-Dichlorobenzene	1.6	Not Detected	9.4	Not Detected
1,2,4-Trichlorobenzene	6.2	Not Detected	46	Not Detected
Hexachlorobutadiene	6.2	Not Detected	66	Not Detected

Container Type: 1 Liter Summa Canister

Surrogates	%Recovery	Method Limits
Toluene-d8	102	70-130
1,2-Dichloroethane-d4	104	70-130
4-Bromofluorobenzene	99	70-130

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Air Toxics

Client Sample ID: Lab Blank

Lab ID#: 2010397A-03A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102205	Date of Collection:	NA
Dil. Factor:	1.00	Date of Analysis:	10/22/20 01:38 PM

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Freon 12	0.50	Not Detected	2.5	Not Detected
Freon 114	0.50	Not Detected	3.5	Not Detected
Chloromethane	5.0	Not Detected	10	Not Detected
Vinyl Chloride	0.50	Not Detected	1.3	Not Detected
1,3-Butadiene	0.50	Not Detected	1.1	Not Detected
Bromomethane	5.0	Not Detected	19	Not Detected
Chloroethane	2.0	Not Detected	5.3	Not Detected
Freon 11	0.50	Not Detected	2.8	Not Detected
Ethanol	2.0	Not Detected	3.8	Not Detected
Freon 113	0.50	Not Detected	3.8	Not Detected
1,1-Dichloroethene	0.50	Not Detected	2.0	Not Detected
Acetone	5.0	Not Detected	12	Not Detected
2-Propanol	2.0	Not Detected	4.9	Not Detected
Carbon Disulfide	2.0	Not Detected	6.2	Not Detected
3-Chloropropene	2.0	Not Detected	6.3	Not Detected
Methylene Chloride	5.0	Not Detected	17	Not Detected
Methyl tert-butyl ether	2.0	Not Detected	7.2	Not Detected
trans-1,2-Dichloroethene	0.50	Not Detected	2.0	Not Detected
Hexane	0.50	Not Detected	1.8	Not Detected
1,1-Dichloroethane	0.50	Not Detected	2.0	Not Detected
2-Butanone (Methyl Ethyl Ketone)	2.0	Not Detected	5.9	Not Detected
cis-1,2-Dichloroethene	0.50	Not Detected	2.0	Not Detected
Tetrahydrofuran	0.50	Not Detected	1.5	Not Detected
Chloroform	0.50	Not Detected	2.4	Not Detected
1,1,1-Trichloroethane	0.50	Not Detected	2.7	Not Detected
Cyclohexane	0.50	Not Detected	1.7	Not Detected
Carbon Tetrachloride	0.50	Not Detected	3.1	Not Detected
2,2,4-Trimethylpentane	0.50	Not Detected	2.3	Not Detected
Benzene	0.50	Not Detected	1.6	Not Detected
1,2-Dichloroethane	0.50	Not Detected	2.0	Not Detected
Heptane	0.50	Not Detected	2.0	Not Detected
Trichloroethene	0.50	Not Detected	2.7	Not Detected
1,2-Dichloropropane	0.50	Not Detected	2.3	Not Detected
1,4-Dioxane	2.0	Not Detected	7.2	Not Detected
Bromodichloromethane	0.50	Not Detected	3.4	Not Detected
cis-1,3-Dichloropropene	0.50	Not Detected	2.3	Not Detected
4-Methyl-2-pentanone	0.50	Not Detected	2.0	Not Detected
Toluene	0.50	Not Detected	1.9	Not Detected
trans-1,3-Dichloropropene	0.50	Not Detected	2.3	Not Detected
1,1,2-Trichloroethane	0.50	Not Detected	2.7	Not Detected
Tetrachloroethene	0.50	Not Detected	3.4	Not Detected
2-Hexanone	2.0	Not Detected	8.2	Not Detected

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Air Toxics

Client Sample ID: Lab Blank

Lab ID#: 2010397A-03A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102205	Date of Collection:	NA
Dil. Factor:	1.00	Date of Analysis:	10/22/20 01:38 PM

Compound	Rpt. Limit (ppbv)	Amount (ppbv)	Rpt. Limit (ug/m3)	Amount (ug/m3)
Dibromochloromethane	0.50	Not Detected	4.2	Not Detected
1,2-Dibromoethane (EDB)	0.50	Not Detected	3.8	Not Detected
Chlorobenzene	0.50	Not Detected	2.3	Not Detected
Ethyl Benzene	0.50	Not Detected	2.2	Not Detected
m,p-Xylene	0.50	Not Detected	2.2	Not Detected
o-Xylene	0.50	Not Detected	2.2	Not Detected
Styrene	0.50	Not Detected	2.1	Not Detected
Bromoform	0.50	Not Detected	5.2	Not Detected
Cumene	0.50	Not Detected	2.4	Not Detected
1,1,2,2-Tetrachloroethane	0.50	Not Detected	3.4	Not Detected
Propylbenzene	0.50	Not Detected	2.4	Not Detected
4-Ethyltoluene	0.50	Not Detected	2.4	Not Detected
1,3,5-Trimethylbenzene	0.50	Not Detected	2.4	Not Detected
1,2,4-Trimethylbenzene	0.50	Not Detected	2.4	Not Detected
1,3-Dichlorobenzene	0.50	Not Detected	3.0	Not Detected
1,4-Dichlorobenzene	0.50	Not Detected	3.0	Not Detected
alpha-Chlorotoluene	0.50	Not Detected	2.6	Not Detected
1,2-Dichlorobenzene	0.50	Not Detected	3.0	Not Detected
1,2,4-Trichlorobenzene	2.0	Not Detected	15	Not Detected
Hexachlorobutadiene	2.0	Not Detected	21	Not Detected

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	97	70-130
1,2-Dichloroethane-d4	100	70-130
4-Bromofluorobenzene	97	70-130

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Air Toxics

Client Sample ID: CCV

Lab ID#: 2010397A-04A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102202	Date of Collection: NA
Dil. Factor:	1.00	Date of Analysis: 10/22/20 11:36 AM

Compound	%Recovery
Freon 12	88
Freon 114	86
Chloromethane	90
Vinyl Chloride	87
1,3-Butadiene	86
Bromomethane	88
Chloroethane	82
Freon 11	88
Ethanol	81
Freon 113	84
1,1-Dichloroethene	88
Acetone	85
2-Propanol	89
Carbon Disulfide	83
3-Chloropropene	84
Methylene Chloride	86
Methyl tert-butyl ether	85
trans-1,2-Dichloroethene	89
Hexane	85
1,1-Dichloroethane	86
2-Butanone (Methyl Ethyl Ketone)	85
cis-1,2-Dichloroethene	82
Tetrahydrofuran	78
Chloroform	83
1,1,1-Trichloroethane	82
Cyclohexane	85
Carbon Tetrachloride	87
2,2,4-Trimethylpentane	84
Benzene	84
1,2-Dichloroethane	87
Heptane	81
Trichloroethene	85
1,2-Dichloropropane	78
1,4-Dioxane	82
Bromodichloromethane	84
cis-1,3-Dichloropropene	86
4-Methyl-2-pentanone	79
Toluene	86
trans-1,3-Dichloropropene	82
1,1,2-Trichloroethane	82
Tetrachloroethene	80
2-Hexanone	83

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Air Toxics

Client Sample ID: CCV

Lab ID#: 2010397A-04A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102202	Date of Collection: NA
Dil. Factor:	1.00	Date of Analysis: 10/22/20 11:36 AM

Compound	%Recovery
Dibromochloromethane	86
1,2-Dibromoethane (EDB)	84
Chlorobenzene	82
Ethyl Benzene	85
m,p-Xylene	86
o-Xylene	86
Styrene	92
Bromoform	89
Cumene	87
1,1,2,2-Tetrachloroethane	85
Propylbenzene	88
4-Ethyltoluene	86
1,3,5-Trimethylbenzene	86
1,2,4-Trimethylbenzene	88
1,3-Dichlorobenzene	85
1,4-Dichlorobenzene	84
alpha-Chlorotoluene	92
1,2-Dichlorobenzene	82
1,2,4-Trichlorobenzene	83
Hexachlorobutadiene	82

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	102	70-130
1,2-Dichloroethane-d4	101	70-130
4-Bromofluorobenzene	104	70-130



Air Toxics

Client Sample ID: LCS

Lab ID#: 2010397A-05A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102203	Date of Collection: NA
Dil. Factor:	1.00	Date of Analysis: 10/22/20 12:03 PM

Compound	%Recovery	Method Limits
Freon 12	87	70-130
Freon 114	87	70-130
Chloromethane	85	70-130
Vinyl Chloride	83	70-130
1,3-Butadiene	81	70-130
Bromomethane	83	70-130
Chloroethane	82	70-130
Freon 11	87	70-130
Ethanol	71	70-130
Freon 113	84	70-130
1,1-Dichloroethene	89	70-130
Acetone	87	70-130
2-Propanol	91	70-130
Carbon Disulfide	83	70-130
3-Chloropropene	84	70-130
Methylene Chloride	84	70-130
Methyl tert-butyl ether	86	70-130
trans-1,2-Dichloroethene	88	70-130
Hexane	86	70-130
1,1-Dichloroethane	85	70-130
2-Butanone (Methyl Ethyl Ketone)	87	70-130
cis-1,2-Dichloroethene	83	70-130
Tetrahydrofuran	80	70-130
Chloroform	83	70-130
1,1,1-Trichloroethane	82	70-130
Cyclohexane	86	70-130
Carbon Tetrachloride	88	70-130
2,2,4-Trimethylpentane	85	70-130
Benzene	83	70-130
1,2-Dichloroethane	86	70-130
Heptane	82	70-130
Trichloroethene	85	70-130
1,2-Dichloropropane	80	70-130
1,4-Dioxane	85	70-130
Bromodichloromethane	84	70-130
cis-1,3-Dichloropropene	88	70-130
4-Methyl-2-pentanone	82	70-130
Toluene	88	70-130
trans-1,3-Dichloropropene	86	70-130
1,1,2-Trichloroethane	84	70-130
Tetrachloroethene	83	70-130
2-Hexanone	87	70-130

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Air Toxics

Client Sample ID: LCS

Lab ID#: 2010397A-05A

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102203	Date of Collection: NA
Dil. Factor:	1.00	Date of Analysis: 10/22/20 12:03 PM

Compound	%Recovery	Method Limits
Dibromochloromethane	88	70-130
1,2-Dibromoethane (EDB)	86	70-130
Chlorobenzene	83	70-130
Ethyl Benzene	89	70-130
m,p-Xylene	86	70-130
o-Xylene	88	70-130
Styrene	91	70-130
Bromoform	89	70-130
Cumene	86	70-130
1,1,2,2-Tetrachloroethane	87	70-130
Propylbenzene	87	70-130
4-Ethyltoluene	82	70-130
1,3,5-Trimethylbenzene	85	70-130
1,2,4-Trimethylbenzene	87	70-130
1,3-Dichlorobenzene	84	70-130
1,4-Dichlorobenzene	83	70-130
alpha-Chlorotoluene	91	70-130
1,2-Dichlorobenzene	81	70-130
1,2,4-Trichlorobenzene	88	70-130
Hexachlorobutadiene	88	70-130

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	102	70-130
1,2-Dichloroethane-d4	99	70-130
4-Bromofluorobenzene	101	70-130



Air Toxics

Client Sample ID: LCSD

Lab ID#: 2010397A-05AA

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102204	Date of Collection: NA
Dil. Factor:	1.00	Date of Analysis: 10/22/20 12:31 PM

Compound	%Recovery	Method Limits
Freon 12	90	70-130
Freon 114	89	70-130
Chloromethane	87	70-130
Vinyl Chloride	86	70-130
1,3-Butadiene	84	70-130
Bromomethane	86	70-130
Chloroethane	84	70-130
Freon 11	89	70-130
Ethanol	74	70-130
Freon 113	86	70-130
1,1-Dichloroethene	91	70-130
Acetone	89	70-130
2-Propanol	94	70-130
Carbon Disulfide	85	70-130
3-Chloropropene	87	70-130
Methylene Chloride	87	70-130
Methyl tert-butyl ether	89	70-130
trans-1,2-Dichloroethene	90	70-130
Hexane	88	70-130
1,1-Dichloroethane	88	70-130
2-Butanone (Methyl Ethyl Ketone)	90	70-130
cis-1,2-Dichloroethene	85	70-130
Tetrahydrofuran	83	70-130
Chloroform	86	70-130
1,1,1-Trichloroethane	86	70-130
Cyclohexane	89	70-130
Carbon Tetrachloride	91	70-130
2,2,4-Trimethylpentane	89	70-130
Benzene	86	70-130
1,2-Dichloroethane	89	70-130
Heptane	85	70-130
Trichloroethene	88	70-130
1,2-Dichloropropane	84	70-130
1,4-Dioxane	87	70-130
Bromodichloromethane	87	70-130
cis-1,3-Dichloropropene	92	70-130
4-Methyl-2-pentanone	86	70-130
Toluene	89	70-130
trans-1,3-Dichloropropene	88	70-130
1,1,2-Trichloroethane	87	70-130
Tetrachloroethene	87	70-130
2-Hexanone	90	70-130

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Air Toxics

Client Sample ID: LCSD

Lab ID#: 2010397A-05AA

EPA METHOD TO-15 GC/MS FULL SCAN

File Name:	3102204	Date of Collection: NA
Dil. Factor:	1.00	Date of Analysis: 10/22/20 12:31 PM

Compound	%Recovery	Method Limits
Dibromochloromethane	90	70-130
1,2-Dibromoethane (EDB)	89	70-130
Chlorobenzene	86	70-130
Ethyl Benzene	91	70-130
m,p-Xylene	87	70-130
o-Xylene	89	70-130
Styrene	93	70-130
Bromoform	91	70-130
Cumene	87	70-130
1,1,2,2-Tetrachloroethane	89	70-130
Propylbenzene	89	70-130
4-Ethyltoluene	88	70-130
1,3,5-Trimethylbenzene	85	70-130
1,2,4-Trimethylbenzene	91	70-130
1,3-Dichlorobenzene	88	70-130
1,4-Dichlorobenzene	87	70-130
alpha-Chlorotoluene	95	70-130
1,2-Dichlorobenzene	84	70-130
1,2,4-Trichlorobenzene	93	70-130
Hexachlorobutadiene	93	70-130

Container Type: NA - Not Applicable

Surrogates	%Recovery	Method Limits
Toluene-d8	102	70-130
1,2-Dichloroethane-d4	100	70-130
4-Bromofluorobenzene	101	70-130

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10/29/2020

Ms. Carlene McCutcheon  
Eurofins Test America  
4625 E. Cotton Center Blvd  
Suite 189  
Phoenix AZ 85040

Project Name: Proposed Starbucks  
Project #: 66207108  
Workorder #: 2010397B

Dear Ms. Carlene McCutcheon

The following report includes the data for the above referenced project for sample(s) received on 10/16/2020 at Eurofins Air Toxics LLC.

The data and associated QC analyzed by Modified ASTM D-1946 are compliant with the project requirements or laboratory criteria with the exception of the deviations noted in the attached case narrative.

Thank you for choosing Eurofins Air Toxics LLC. for your air analysis needs. Eurofins Air Toxics Inc. is committed to providing accurate data of the highest quality. Please feel free to contact the Project Manager: Kelly Buettner at 916-985-1000 if you have any questions regarding the data in this report.

Regards,



Kelly Buettner  
Project Manager

**WORK ORDER #: 2010397B**

Work Order Summary

<b>CLIENT:</b>	Ms. Carlene McCutcheon Eurofins Test America 4625 E. Cotton Center Blvd Suite 189 Phoenix, AZ 85040	<b>BILL TO:</b>	Accounts Payable Eurofins Test America 4104 Shuffel St NW North Canton, OH 44720
<b>PHONE:</b>	602.437.3340	<b>P.O. #</b>	550-151828
<b>FAX:</b>		<b>PROJECT #</b>	66207108 Proposed Starbucks
<b>DATE RECEIVED:</b>	10/16/2020	<b>CONTACT:</b>	Kelly Buettner
<b>DATE COMPLETED:</b>	10/29/2020		

<u>FRACTION #</u>	<u>NAME</u>	<u>TEST</u>	<u>RECEIPT VAC./PRES.</u>	<u>FINAL PRESSURE</u>
01A	SGP-1	Modified ASTM D-1946	10 "Hg	15.1 psi
02A	SGP-2	Modified ASTM D-1946	10.8 "Hg	14.7 psi
03A	Lab Blank	Modified ASTM D-1946	NA	NA
04A	LCS	Modified ASTM D-1946	NA	NA
04AA	LCSD	Modified ASTM D-1946	NA	NA

CERTIFIED BY:   
 Technical Director

DATE: 10/29/20

Certification numbers: AZ Licensure AZ0775, FL NELAP – E87680, LA NELAP – 02089, NH NELAP - 209220, NJ NELAP - CA016, NY NELAP - 11291, TX NELAP - T104704434-20-16, UT NELAP – CA009332020-12, VA NELAP - 10615, WA NELAP - C935

Name of Accreditation Body: NELAP/ORELAP (Oregon Environmental Laboratory Accreditation Program)

Accreditation number: CA300005-014, Effective date: 10/18/2020, Expiration date: 10/17/2021.

Eurofins Air Toxics, LLC certifies that the test results contained in this report meet all requirements of the NELAC standards

*This report shall not be reproduced, except in full, without the written approval of Eurofins Air Toxics, LLC.*

180 BLUE RAVINE ROAD, SUITE B FOLSOM, CA - 95630  
 (916) 985-1000 . (800) 985-5955 . FAX (916) 351-8279



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### Definition of Data Qualifying Flags

Seven qualifiers may have been used on the data analysis sheets and indicate as follows:

B - Compound present in laboratory blank greater than reporting limit.

J - Estimated value.

E - Exceeds instrument calibration range.

S - Saturated peak.

Q - Exceeds quality control limits.

U - Compound analyzed for but not detected above the detection limit.

M - Reported value may be biased due to apparent matrix interferences.

File extensions may have been used on the data analysis sheets and indicates as follows:

a-File was requantified

b-File was quantified by a second column and detector

r1-File was requantified for the purpose of reissue



**Summary of Detected Compounds**  
**NATURAL GAS ANALYSIS BY MODIFIED ASTM D-1946**

**Client Sample ID: SGP-1**  
**Lab ID#: 2010397B-01A**  
No Detections Were Found.

**Client Sample ID: SGP-2**  
**Lab ID#: 2010397B-02A**  
No Detections Were Found.



Air Toxics

Client Sample ID: SGP-1

Lab ID#: 2010397B-01A

NATURAL GAS ANALYSIS BY MODIFIED ASTM D-1946

File Name:	10102608	Date of Collection:	10/15/20 12:36:00 P
Dil. Factor:	3.04	Date of Analysis:	10/26/20 12:38 PM

Compound	Rpt. Limit (%)	Amount (%)
Methane	0.00030	Not Detected

Container Type: 1 Liter Summa Canister



Air Toxics

Client Sample ID: SGP-2

Lab ID#: 2010397B-02A

NATURAL GAS ANALYSIS BY MODIFIED ASTM D-1946

File Name:	10102609	Date of Collection:	10/15/20 12:45:00 P
Dil. Factor:	3.13	Date of Analysis:	10/26/20 01:01 PM

Compound	Rpt. Limit (%)	Amount (%)
Methane	0.00031	Not Detected

Container Type: 1 Liter Summa Canister



Air Toxics

Client Sample ID: Lab Blank

Lab ID#: 2010397B-03A

NATURAL GAS ANALYSIS BY MODIFIED ASTM D-1946

File Name:	10102604	Date of Collection:	NA
Dil. Factor:	1.00	Date of Analysis:	10/26/20 11:02 AM

Compound	Rpt. Limit (%)	Amount (%)
Methane	0.00010	Not Detected

Container Type: NA - Not Applicable



Air Toxics

Client Sample ID: LCS

Lab ID#: 2010397B-04A

NATURAL GAS ANALYSIS BY MODIFIED ASTM D-1946

File Name:	10102602	Date of Collection: NA
Dil. Factor:	1.00	Date of Analysis: 10/26/20 10:14 AM

Compound	%Recovery	Method Limits
Methane	107	85-115

Container Type: NA - Not Applicable



Air Toxics

Client Sample ID: LCSD

Lab ID#: 2010397B-04AA

NATURAL GAS ANALYSIS BY MODIFIED ASTM D-1946

File Name:	10102625	Date of Collection:	NA
Dil. Factor:	1.00	Date of Analysis:	10/26/20 08:44 PM

Compound	%Recovery	Method Limits
Methane	106	85-115

Container Type: NA - Not Applicable



## ANALYTICAL REPORT

Eurofins TestAmerica, Phoenix  
4625 East Cotton Ctr Blvd  
Suite 189  
Phoenix, AZ 85040  
Tel: (602)437-3340

Laboratory Job ID: 550-151243-1

Laboratory Sample Delivery Group: Proposed Starbucks  
Client Project/Site: Proposed Starbucks

**For:**

Terracon Consultants Inc  
6805 Academy Parkway West NE  
Albuquerque, New Mexico 87109

Attn: Mr. Ethan Perro



Authorized for release by:  
10/31/2020 8:59:37 AM

Carlene McCutcheon, Project Manager II  
(602)659-7612

[Carlene.McCutcheon@Eurofinset.com](mailto:Carlene.McCutcheon@Eurofinset.com)

### LINKS

Review your project  
results through  
**TotalAccess**

Have a Question?



Visit us at:

[www.eurofinsus.com/Env](http://www.eurofinsus.com/Env)

*This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.*

*Results relate only to the items tested and the sample(s) as received by the laboratory.*

# Case Narrative

Client: Terracon Consultants Inc  
Project/Site: Proposed Starbucks

Job ID: 550-151243-1  
SDG: Proposed Starbucks

- 1
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## Job ID: 550-151243-1

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Laboratory: Eurofins TestAmerica, Phoenix

### Narrative

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**Job Narrative**  
550-151243-1

### Comments

No additional comments.

### Receipt

The samples were received on 10/16/2020 1:49 PM; the samples arrived in good condition.

### Lab Admin

No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

### Subcontract Work

Method H2S -LOW RL: This method was subcontracted to Air Technology Laboratories, Inc. The subcontract laboratory certification is different from that of the facility issuing the final report.



October 30, 2020



Eurofins TestAmerica - Phoenix  
ATTN: Carlene McCutcheon  
4625 E. Cotton Center Blvd., Suite 189  
Phoenix, AZ 85040

LA Cert #04140  
EPA Methods TO3, TO14A, TO15, 25C/3C,  
RSK-175  
TX Cert T104704450-14-6  
EPA Methods TO14A, TO15  
UT Cert CA0133332015-3  
EPA Methods TO3, TO14A, TO15, RSK-175

### LABORATORY TEST RESULTS

Project Number: 550-151243-1  
Project Reference: Proposed Starbucks  
Lab Number: L101603-01/02

Enclosed are **revised** results for sample(s) received 10/16/20 by Air Technology Laboratories. This revision replaces the report dated 10/29/20 in its entirety. Sample was received intact. Analyses were performed according to specifications on the chain of custody provided with the sample(s).

#### Report Narrative:

- Report revised to include results reported in ug/m3, per client's request.
- Unless otherwise noted in the report, sample analyses were performed within method performance criteria and meet all requirements of the TNI Standards.
- The enclosed results relate only to the sample(s).

ATL appreciates the opportunity to provide testing services to your company. If you have any questions regarding these results, please call me at (626) 964-4032.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mark Johnson".

Mark Johnson  
Operations Manager  
MJohnson@AirTechLabs.com

Note: The cover letter is an integral part of this analytical report.



# Chain of Custody Record 483359 eurofins

2 of 6  
 Environmental Testing  
 TestAmerica

L-101603-01/62

Regulatory Program:  DW  NPDES  RCRA  Other:

TAL-8210

<b>Client Contact</b> Company Name: <u>Terran</u> Address: <u>6005 Academy Park West Ave</u> City/State/Zip: <u>Albuquerque NM 87109</u> Phone: <u>505-747-4167</u> Fax: <u>505-747-4258</u> Project Name: <u>Proposed Starbucks</u> Site: <u>Proposed Starbucks</u> PO # <u>666287108</u>		<b>Project Manager:</b> <u>Ethan Reno</u> Tel/Email: <u>ethan.reno@terra.com</u> Analysis Turnaround Time <input type="checkbox"/> CALENDAR DAYS <input checked="" type="checkbox"/> WORKING DAYS TAT if different from Below <input type="checkbox"/> 2 weeks <input checked="" type="checkbox"/> 1 week <input type="checkbox"/> 2 days <input type="checkbox"/> 1 day		<b>Site Contact:</b> <u>Ethan Reno</u> Lab Contact: <u>Carla Melillo</u> Perform MS / MSD (Y / N) Filtered Sample (Y / N)		Date: <u>10/15/20</u> Carrier: <u>FEDEX</u> COC No: <u>1</u> of <u>1</u> COCs Sampler: For Lab Use Only: Walk-in Client: Lab Sampling: Job / SDG No.: <u>550-151243</u>	
Sample Identification	Sample Date	Sample Time	Sample Type (C=Comp, G=Grab)	Matrix	# of Cont.	Sample Specific Notes:	
SGP-1	10/15/20	12:46	G	Air	1		
SGP-2	10/15/20	12:50	G	Air	1		
Preservation Used: 1 = Ice, 2 = HCl; 3 = H2SO4; 4 = HNO3; 5 = NaOH; 6 = Other Possible Hazard Identification: Are any samples from a listed EPA Hazardous Waste? Please List any EPA Waste Codes for the sample in the Comments Section if the lab is to dispose of the sample. <input type="checkbox"/> Non-Hazard <input type="checkbox"/> Flammable <input type="checkbox"/> Skin Irritant <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> Poison B							
Special Instructions/QC Requirements & Comments: <u>* Need low reporting limit.</u>							
Relinquished by: <u>SGP</u> Relinquished by: <u>FEM EX</u> <u>10/16/20</u> Relinquished by:		Received by: <u>FEM EX</u> Received by: <u>[Signature]</u> Received in Laboratory by:		Cooler Temp. (°C): Obs'd: _____ Custody Seal No.: _____ Company: <u>Terran</u> Company: <u>FEM EX</u> Company:		Therm ID No.: _____ Date/Time: <u>10/16/20 1830</u> Date/Time:	



Client: Eurofins TestAmerica  
 Attn: Carlene McCutcheon  
 Project Name: Proposed Starbucks  
 Project No.: 550-151243-1  
 Date Received: 10/16/20  
 Matrix: Air  
 Reporting Units: ppmv

EPA Methods 15/16 Low Level

Lab No.:	L101603-01	L101603-02					
Client Sample I.D.:	SGP-1 (550-151243-1)	SGP-2 (550-151243-2)					
Date/Time Sampled:	10/15/20 12:40	10/15/20 12:50					
Date/Time Analyzed:	10/16/20 16:54	10/16/20 17:13					
QC Batch No.:	201016GC3A2	201016GC3A2					
Analyst Initials:	CM	CM					
Dilution Factor:	1.0	1.0					
ANALYTE	Result ppmv	RL ppmv	Result ppmv	RL ppmv			
Hydrogen Sulfide	ND	0.0050	ND	0.0050			

ND = Not Detected (below RL)  
 RL = Reporting Limit

Reviewed/Approved By: \_\_\_\_\_

*Mark Johnson*  
 Mark Johnson  
 Operations Manager

Date 10/29/20

The cover letter is an integral part of this analytical report



QC Batch No.: 201016GC3A2  
 Matrix: Air  
 Reporting Units: ppmv

EPA Methods 15/16

Lab No.:	METHOD BLANK			LCS		LCSD					
Date/Time Analyzed:	10/16/20 15:37			10/16/20 16:15		10/16/20 16:34					
Analyst Initials:	CM			CM		CM					
Dilution Factor:	1.0			1.0		1.0					
								Limits			
ANALYTE	Result ppmv	RL ppmv	SPIKE AMT. ppmv	Result ppmv	% Rec.	Result ppmv	% Rec.	% RPD	Low %Rec	High %Rec	Max. RPD
Hydrogen Sulfide	ND	0.0050	0.0585	0.0556	95	0.0560	96	0.7	70	130	30

ND = Not Detected (below RL)  
 RL = Reporting Limit

Reviewed/Approved By: \_\_\_\_\_



Date \_\_\_\_\_

10/30/20

The cover letter is an integral part of this analytical report



1  
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Client: Eurofins TestAmerica  
 Attn: Carlene McCutcheon  
 Project Name: Proposed Starbucks  
 Project No.: 550-151243-1  
 Date Received: 10/16/20  
 Matrix: Air  
 Reporting Units: ug/m3

EPA Methods 15/16 Low Level

Lab No.:	L101603-01	L101603-02					
Client Sample I.D.:	SGP-1 (550-151243-1)	SGP-2 (550-151243-2)					
Date/Time Sampled:	10/15/20 12:40	10/15/20 12:50					
Date/Time Analyzed:	10/16/20 16:54	10/16/20 17:13					
QC Batch No.:	201016GC3A2	201016GC3A2					
Analyst Initials:	CM	CM					
Dilution Factor:	1.0	1.0					
ANALYTE	Result ug/m3	RL ug/m3	Result ug/m3	RL ug/m3			
Hydrogen Sulfide	ND	7.0	ND	7.0			

ND = Not Detected (below RL)

RL = Reporting Limit

Reviewed/Approved By: \_\_\_\_\_

  
 Mark Johnson  
 Operations Manager

Date \_\_\_\_\_

10/31/20

The cover letter is an integral part of this analytical report



QC Batch No.: 201016GC3A2  
 Matrix: Air  
 Reporting Units: ug/m3

EPA Methods 15/16

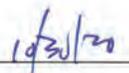
Lab No.:	METHOD BLANK			LCS		LCSD					
Date/Time Analyzed:	10/16/20 15:37			10/16/20 16:15		10/16/20 16:34					
Analyst Initials:	CM			CM		CM					
Dilution Factor:	1.0			1.0		1.0					
									Limits		
ANALYTE	Result ug/m3	RL ug/m3	SPIKE AMT. ug/m3	Result ug/m3	% Rec.	Result ug/m3	% Rec.	% RPD	Low %Rec	High %Rec	Max. RPD
Hydrogen Sulfide	ND	0.0050	81.5	77.5	95	78.1	96	0.7	70	130	30

ND = Not Detected (below RL)  
 RL = Reporting Limit

Reviewed/Approved By: \_\_\_\_\_



Date \_\_\_\_\_



The cover letter is an integral part of this analytical report



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Address: \_\_\_\_\_

Regulatory Program:  DW  NPDES  RCRA  Other: \_\_\_\_\_

TAL-8210

**Chain of Custody Record 483359**  
 **eurofins**  
 Environment Testing  
 TestAmerica

L101683-61/62

<b>Client Contact</b>		<b>Project Manager:</b> <i>Etha Penn</i>		<b>Site Contact:</b> <i>Etha Penn</i>		<b>Date:</b> <i>10/15/20</i>		<b>COC No:</b> _____ of _____ COCs	
<b>Address:</b> <i>6205 Academy Park West Ave</i>		<b>Tel/Email:</b> <i>etha.penn@eurofins.com</i>		<b>Lab Contact:</b> <i>Carla Mullen</i>		<b>Carrier:</b> <i>Expex</i>		<b>Sampler:</b> _____	
<b>City/State/Zip:</b> <i>Alhambra, NY 87109</i>		<input type="checkbox"/> CALENDAR DAYS <input checked="" type="checkbox"/> WORKING DAYS		<b>Filtered Sample (Y/N)</b>		<b>Perform MS/MSD (Y/N)</b>		<b>For Lab Use Only:</b>	
<b>Phone:</b> <i>605-797-4481</i>		TAT if different from Below _____		<i>H2S</i>		<i>15/16 L</i>		Walk-in Client: _____	
<b>Fax:</b> <i>605-797-4258</i>		1 week _____						Lab Sampling: _____	
<b>Project Name:</b> <i>Palmer Structures</i>		2 weeks _____						Job / SDG No.: _____	
<b>Site:</b> <i>Palmer Structures</i>		1 day _____						<b>550-151243</b>	
<b>P O #:</b> <i>661087108</i>		2 days _____							
		1 day _____							

Sample Identification	Sample Date	Sample Time	Sample Type (C-Camp, G-Grab)	Matrix	# of Cont.	Filtered Sample (Y/N)	Perform MS/MSD (Y/N)	Received by:	Date/Time:	Company:	Received in Laboratory by:	Date/Time:	Company:
<i>SGP-1</i>	<i>10/15/20</i>	<i>12:46</i>	<i>G</i>	<i>AV</i>	<i>1</i>		<i>X</i>	<i>[Signature]</i>			<i>[Signature]</i>	<i>10/16/20</i>	<i>1830</i>
<i>SGP-2</i>	<i>10/15/20</i>	<i>12:50</i>	<i>G</i>	<i>AV</i>	<i>1</i>		<i>X</i>	<i>[Signature]</i>			<i>[Signature]</i>	<i>10/16/20</i>	<i>1830</i>
 550-151243 Chain of Custody													

**Preservation Used:** 1= Ice, 2= HCl, 3= H2SO4, 4= HNO3, 5= NaOH, 6= Other \_\_\_\_\_

**Possible Hazard Identification:** Are any samples from a listed EPA Hazardous Waste? Please List any EPA Waste Codes for the sample in the Comments Section if the lab is to dispose of the sample.

Non-Hazard   
  Flammable   
  Skin Irritant   
  Unknown   
  Return to Client   
  Disposal by Lab   
  Archive for \_\_\_\_\_ Months

**Special Instructions/QC Requirements & Comments:** *\* Need low reporting limit.*

<b>Custody Seals Intact:</b> <input type="checkbox"/> Yes <input type="checkbox"/> No	<b>Custody Seal No.:</b> _____	<b>Cooler Temp. (°C):</b> Obs'd: _____	<b>Therm ID No.:</b> _____
<b>Relinquished by:</b> <i>[Signature]</i>	<b>Company:</b> <i>Terra</i>	<b>Received by:</b> <i>[Signature]</i>	<b>Company:</b> _____
<b>Relinquished by:</b> <i>TELL EX</i>	<b>Date/Time:</b> <i>10/16/20</i>	<b>Received in Laboratory by:</b> <i>[Signature]</i>	<b>Date/Time:</b> <i>10/16/20</i>
<b>Relinquished by:</b> _____	<b>Company:</b> _____	<b>Received in Laboratory by:</b> _____	<b>Date/Time:</b> _____

# Login Sample Receipt Checklist

Client: Terracon Consultants Inc

Job Number: 550-151243-1  
SDG Number: Proposed Starbucks

**Login Number: 151243**

**List Number: 1**

**Creator: McCutcheon, Carlene**

**List Source: Eurofins TestAmerica, Phoenix**

Question	Answer	Comment
Radioactivity wasn't checked or is <math>\leq</math> background as measured by a survey meter.	True	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	False	Thermal preservation not required.
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <math><6\text{mm}</math> (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	



Current DRC  
Project Number: \_\_\_\_\_

**FIGURE 12**

Date Submitted: 12/22/2020  
Date Site Plan Approved: \_\_\_\_\_  
Date Preliminary Plat Approved: \_\_\_\_\_  
Date Preliminary Plat Expires: \_\_\_\_\_  
DRB Project No.: \_\_\_\_\_  
DRB Application No.: \_\_\_\_\_

**INFRASTRUCTURE LIST**

(Rev. 9-20-05)

**EXHIBIT "A"**

**TO SUBDIVISION IMPROVEMENTS AGREEMENT  
DEVELOPMENT REVIEW BOARD (D.R.B.) REQUIRED INFRASTRUCTURE LIST**

**Clifford Industrial Park, Tracts B-1-A-3 & B-1-A-4**

PROPOSED NAME OF PLAT AND/OR SITE DEVELOPMENT PLAN

**Clifford Industrial Park, Tracts B-1-A-3 & B-1-A-4**

EXISTING LEGAL DESCRIPTION PRIOR TO PLATTING ACTION

Following is a summary of PUBLIC/PRIVATE Infrastructure required to be constructed or financially guaranteed for the above development. This Listing is not necessarily a complete listing. During the SIA process and/or in the review of the construction drawings, if the DRC Chair determines that appurtenant items and/or unforeseen items have not been included in the infrastructure listing, the DRC Chair may include those items in the listing and related financial guarantee. Likewise, if the DRC Chair determines that appurtenant or non-essential items can be deleted from the listing, those items may be deleted as well as the related portions of the financial guarantees. All such revisions require approval by the DRC Chair, the User Department and agent/owner. If such approvals are obtained, these revisions to the listing will be incorporated administratively. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility will be required as a condition of project acceptance and close out by the City.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Crst Engineer
<input type="text"/>	<input type="text"/>	10' Wide	Asphalt Multi-Use Trail w/ 2' Shoulders	Alameda Blvd	President Place	Washington St	/	/	/
<input type="text"/>	<input type="text"/>	N/A	Striping for North Bound Left Turn Lane 125' Long plus Transition	President Place	New Driveway	Alameda Blvd	/	/	/
<input type="text"/>	<input type="text"/>	N/A	Striping for North Bound Left Turn Lane 125' Long plus Transition	Washington St	New Driveway	Alameda Blvd	/	/	/
<input type="text"/>	<input type="text"/>	6' Wide	Concrete Sidewalk	Washington St	South Property Line	Alameda Blvd	/	/	/
<input type="text"/>	<input type="text"/>	5' Wide	Concrete Sidewalk	President Pl	South Property Line	Alameda Blvd	/	/	/
<input type="text"/>	<input type="text"/>	N/A	Remove and Reconstruct ADA Ramp	SWC Alameda & Washington St	N/A	N/A	/	/	/
<input type="text"/>	<input type="text"/>	N/A	Remove and Reconstruct ADA Ramp	SEC Alameda & President Pl	N/A	N/A	/	/	/
<input type="text"/>	<input type="text"/>	30' Wide	Curb Cut at +/-230' South of Alameda w/ ADA Ramps	President Place	N/A	N/A	/	/	/
<input type="text"/>	<input type="text"/>	30' Wide	Curb Cut at +/-230' South of Alameda w/ ADA Ramps	Washington St	N/A	N/A	/	/	/

The items listed below are on the CCIP and approved for Impact Fee credits. Signatures from the Impact Fee Administrator and the City User Department is required prior to DRB approval of this listing. The items listed below are subject to the standard SIA requirements.

Financially Guaranteed DRC #	Constructed Under DRC #	Size	Type of Improvement	Location	From	To	Construction Certification		
							Private Inspector	P.E.	City Crst Engineer
<input type="text"/>	<input type="text"/>		Water Service for Tract B-1-A-4	Alameda Blvd	N/A	N/A	/	/	/
<input type="text"/>	<input type="text"/>		Sewer Service for Tract B-1-A-4	To Existing Manhole on Tract B-1-A-4 via Pvt Easement	N/A	N/A	/	/	/
Approval of Creditable Items:							Approval of Creditable Items:		
Impact Fee Administrator Signature      Date							City User Dept. Signature      Date		

**NOTES**

If the site is located in a floodplain, then the financial guarantee will not be released until the LOMR is approved by FEMA.  
Street lights per City requirements.

- 1 \_\_\_\_\_
- 2 \_\_\_\_\_
- 3 \_\_\_\_\_

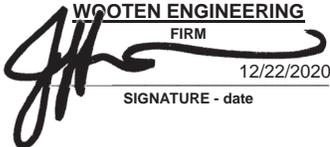
**AGENT / OWNER**

**DEVELOPMENT REVIEW BOARD MEMBER APPROVALS**

**JEFFREY T. WOOTEN**  
NAME (print)

\_\_\_\_\_ DRB CHAIR - date

\_\_\_\_\_ PARKS & RECREATION - date

**WOOTEN ENGINEERING**  
FIRM  
  
12/22/2020  
SIGNATURE - date

\_\_\_\_\_ TRANSPORTATION DEVELOPMENT - date

\_\_\_\_\_ AMAFCA - date

\_\_\_\_\_ UTILITY DEVELOPMENT - date

\_\_\_\_\_ - date

\_\_\_\_\_ CITY ENGINEER - date

\_\_\_\_\_ - date

**DESIGN REVIEW COMMITTEE REVISIONS**

REVISION	DATE	DRC CHAIR	USER DEPARTMENT	AGENT / OWNER