

SITE ID: 3997

FACILITY ID: 27959

SUBMITTAL DATE: 25-Oct-02

PREPARED BY: Alan J. Eschenbacher NMCS #286

CONCLUSIONS AND RECOMMENDATIONS

1. *Has NAPL been removed?*

NAPL has been found in monitoring wells MW-23 and MW-27. Although no NAPL recovery program is in place, NAPL has been recovered from these wells during periodic sampling events and water level measurements associated with a neighboring release site.

2. *Has the site (soil and aquifer) been adequately investigated and characterized?*

No. The extent of soil contamination has not been fully characterized.

3. *Has the source soil(s) been delineated spatially and vertically, on-site and off-site? Are the available soil data collected within the last 5 years?*

No. The extent of soil contamination has not been delineated laterally off-site towards the east and vertically.

4. *Has groundwater plume been delineated in all directions?*

No. The groundwater contaminant plume is undefined laterally to the east and is also undefined vertically. In addition, no permanent monitoring wells exist to the release area.

5. *Have all relevant COCs (based on the product released) been analyzed for in soil and groundwater?*

Yes. All relevant volatile and semi-volatile contaminants of concern have been analyzed for in the soil and groundwater.

6. *Have the recommended laboratory methods been used and required QA/QC met?*

Yes. However, future sampling at the site should include analysis of 1,2 Dibromoethane (EDB) by EPA Method 504.1 as there is evidence of leaded gasoline contamination at the site.

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CONCLUSIONS AND RECOMMENDATIONS
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7.	<i>Is the plume stable or shrinking, based on the concentration trend plots?</i>
	<i>Unknown. This investigation included sampling of soil and groundwater from soil borings. None of the nearby monitoring wells were sampled during the investigation.</i>
8.	<i>Are the groundwater contaminant concentrations in all monitoring wells below the applicable standards for the 8 consecutive quarters (4 consecutive quarters for wells with clear decreasing concentration trends)?</i>
	<i>No. Groundwater contaminant concentrations exceed New Mexico Water Quality Control Commission (NMWQCC) standards in several of the soil borings and monitoring wells.</i>
9.	<i>Is a waiver petition required for alternative groundwater protection standards? If the answer to Question No.8 is yes, no waiver petition is required and groundwater protection pathway need not be included in any risk-based evaluation of the site.</i>
	<i>A waiver would be required for the site to close under the current conditions.</i>
10.	<i>Other relevant information</i>
	<i>There is extensive smear zone soil contamination at the site. No near-surface soil contamination was found in the former tank pit or anywhere else. The lack of identified shallow soil contamination as well as the distribution of soil contamination at the site suggests the release point may have been the piping and/or dispensers.</i>
11.	<i>Is a tier 1 risk-based evaluation of the site necessary?</i>
	<i>A tier 1 evaluation of the site may be required, although based on groundwater contaminant concentrations, the site would likely fail.</i>
12.	<i>Is groundwater monitoring recommended?</i>
	<i>Groundwater monitoring is recommended following definition of the extent of the contaminant plume. In addition, NAPL recovery is recommended given the continued presence of NAPL at the site.</i>
13.	<i>Comments on well search results</i>
	<i>Several supply wells are located within the 1,000 foot search radius. In addition to the wells in the NM State Engineers Office (SEO) database, SMA has identified several nearby wells not in the SEO database. The well located at the Guacamole's store is located within the dissolved phase contaminant plume and has been impacted by the contamination. This well has not contained detectable contamination during the most recent sampling events, however, the well owner has used the well less since the contamination was identified. This reduction in use of the well (and therefore drawdown) is likely the cause of the reduced impact of the well.</i>

SITE TOPOGRAPHIC MAP (BASED ON USGS QUAD: LAS CRUCES, NEW MEXICO, 1978)
FORMER FAIRACRES POST OFFICE
FAIRACRES, NEW MEXICO

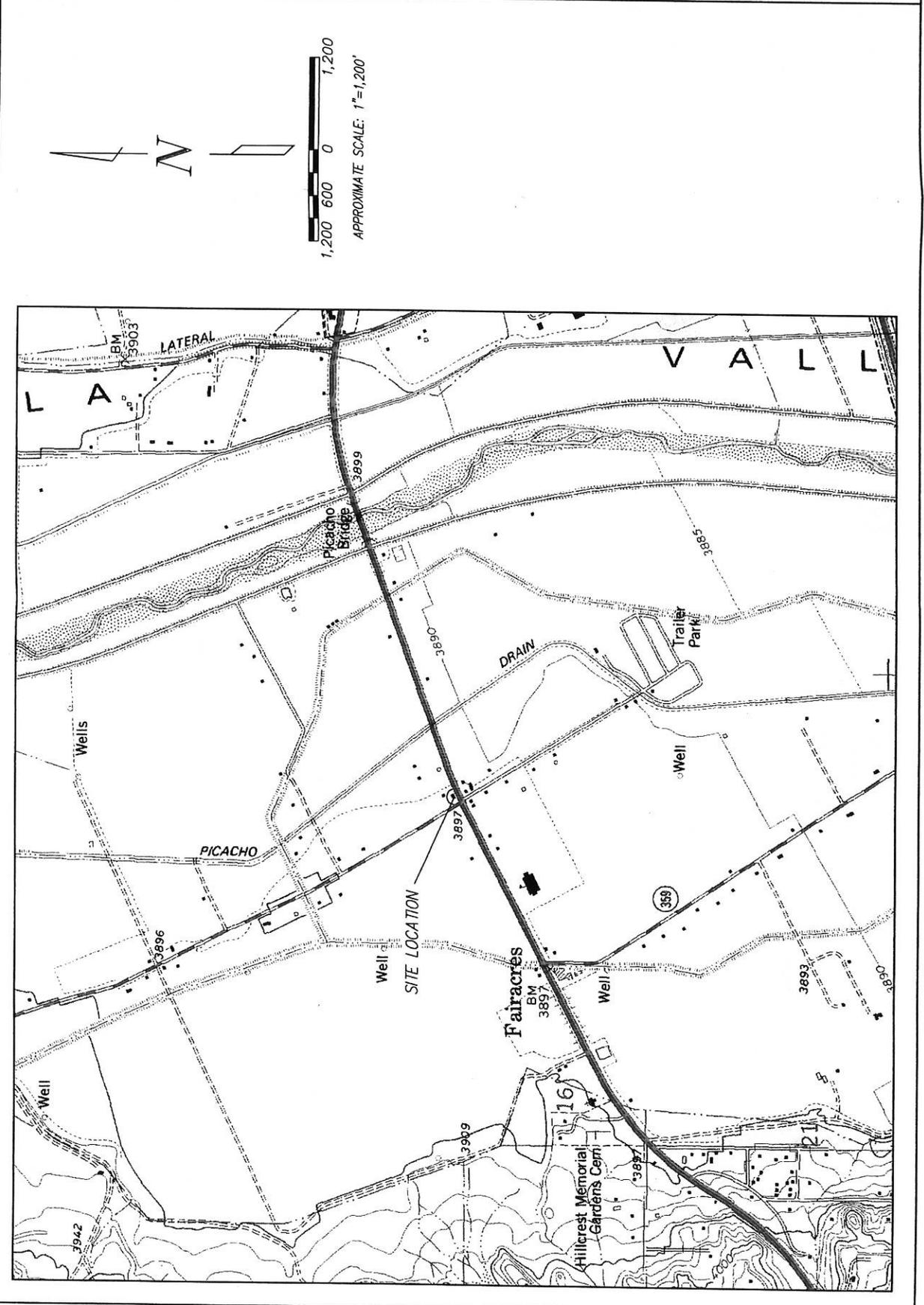
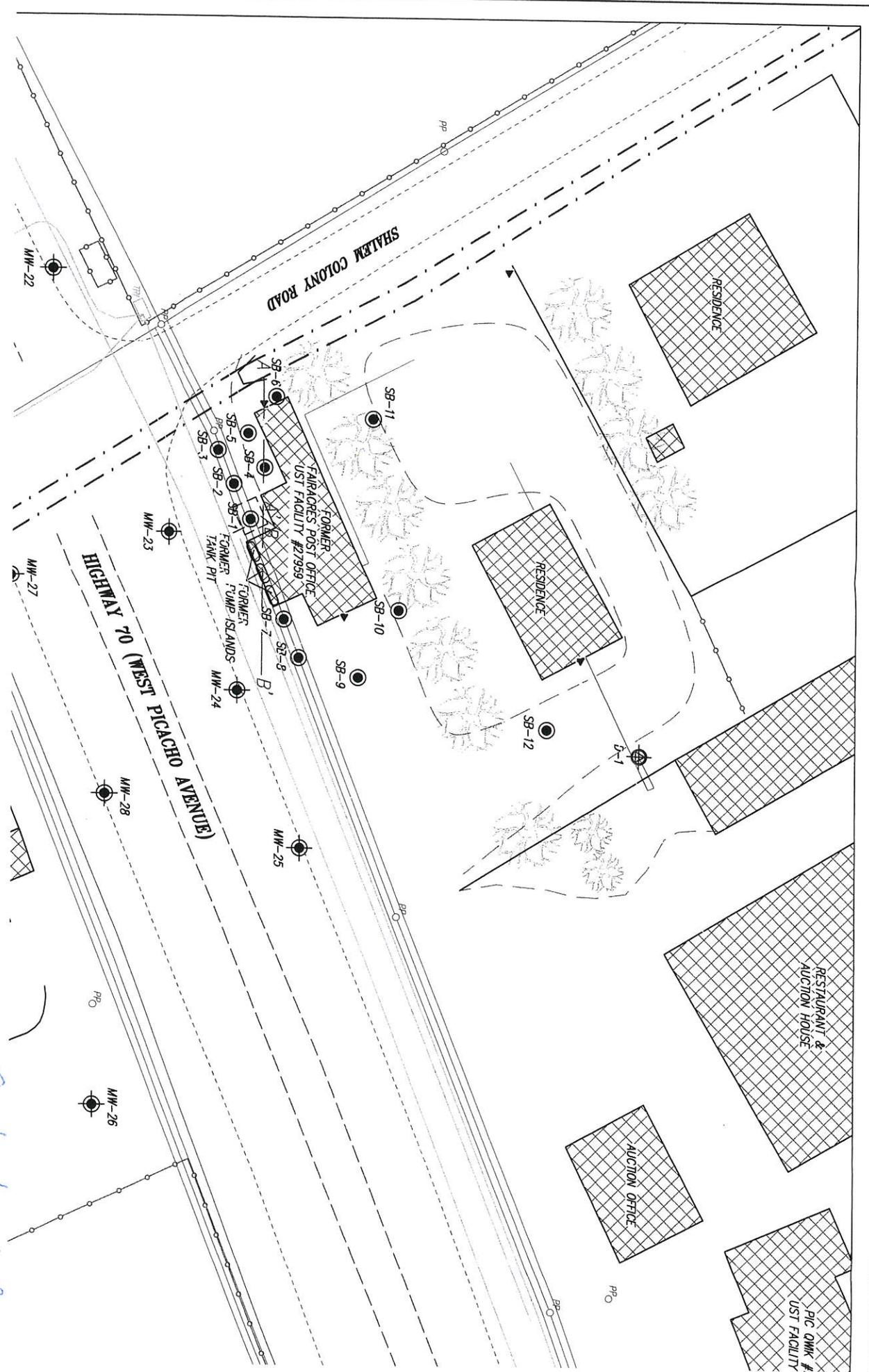
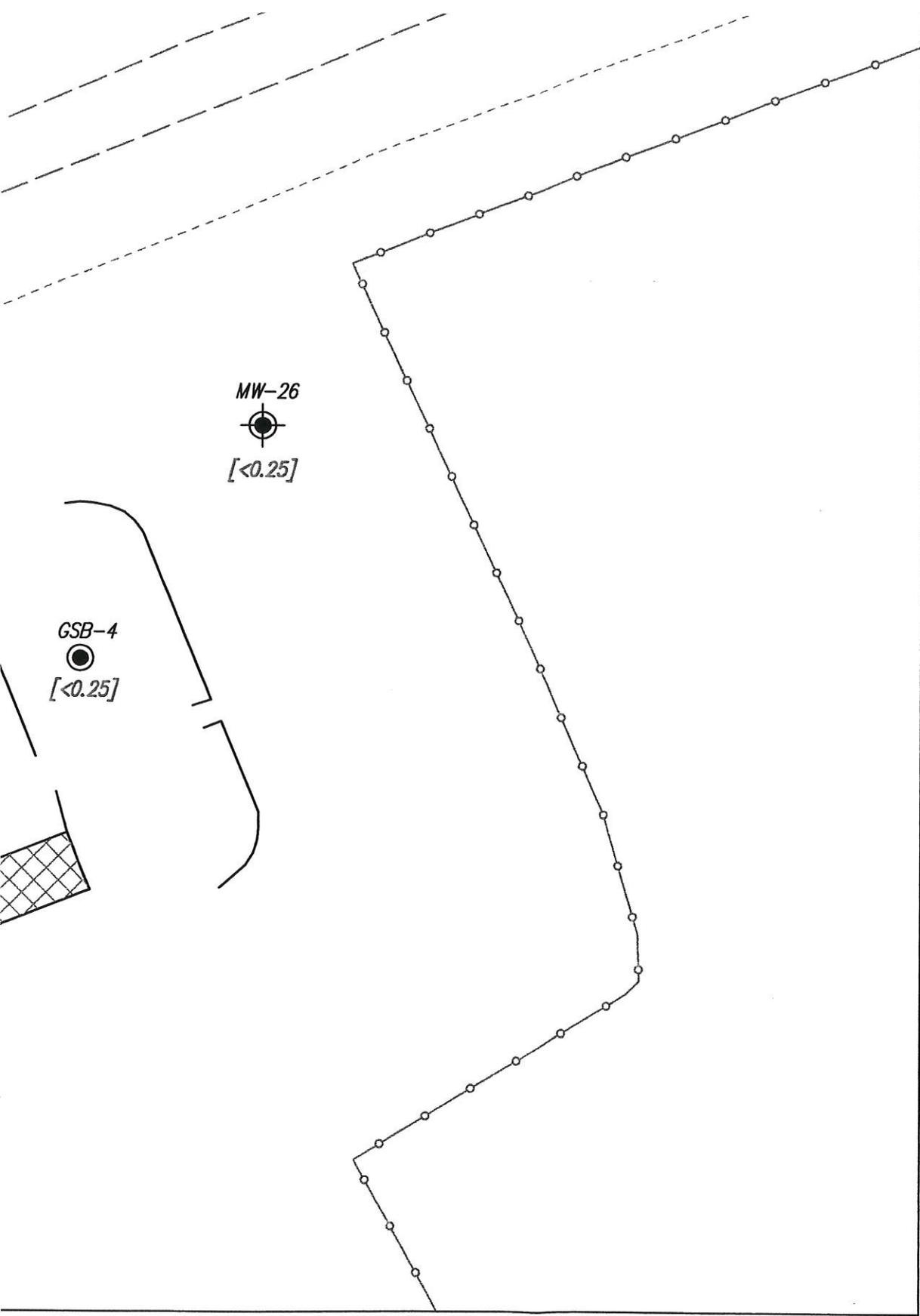


FIGURE 1



Geoprobe hole locations



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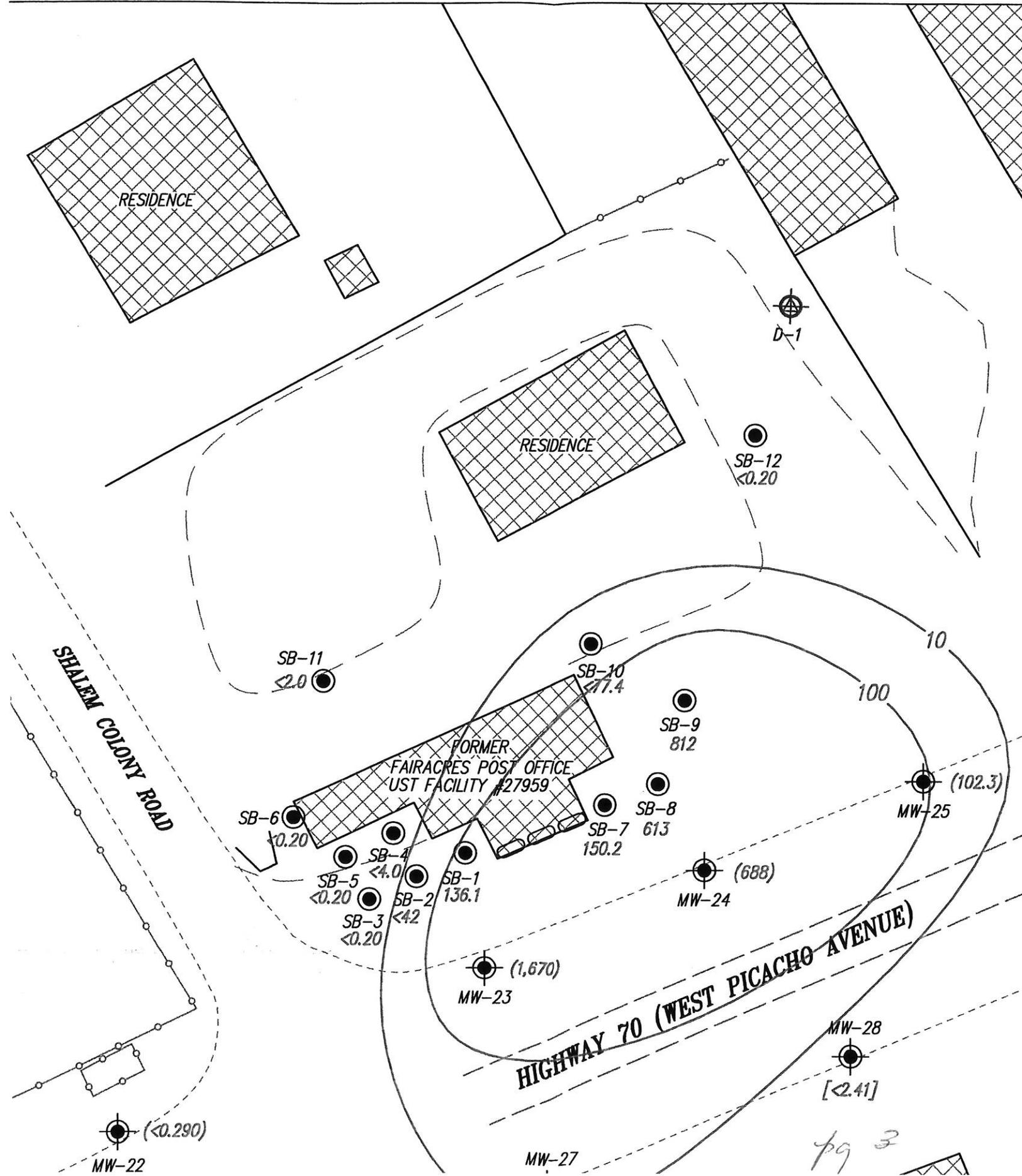
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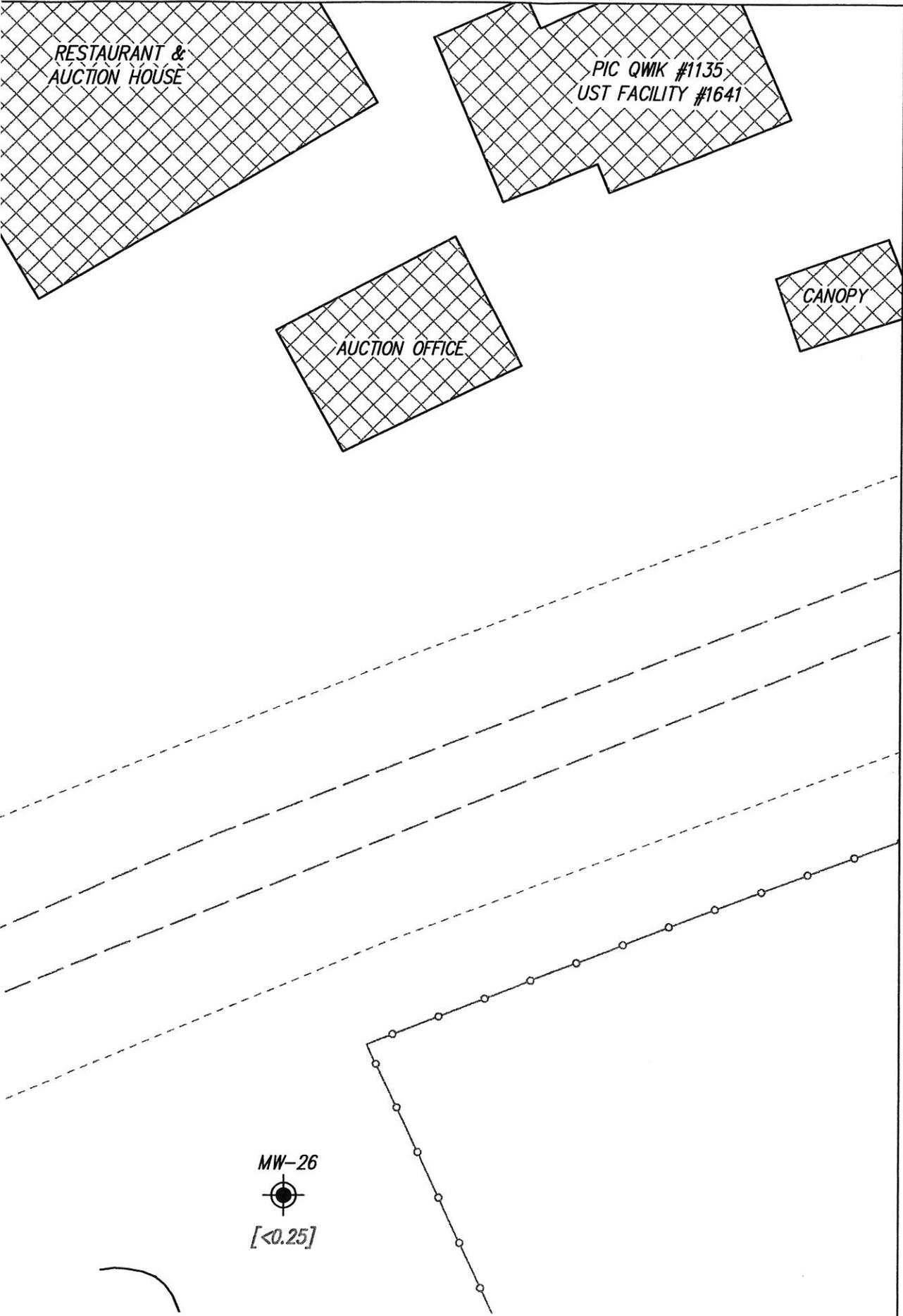
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New Mexico 88005
647-0799
Albuquerque
as Cruces - Tucson



**SOIL CONTAMINANT CONCENTRATION MAP - TOTAL
FORMER FAIRACRES POST OFFICE
FAIRACRES, NEW MEXICO**

TOTAL BTEX





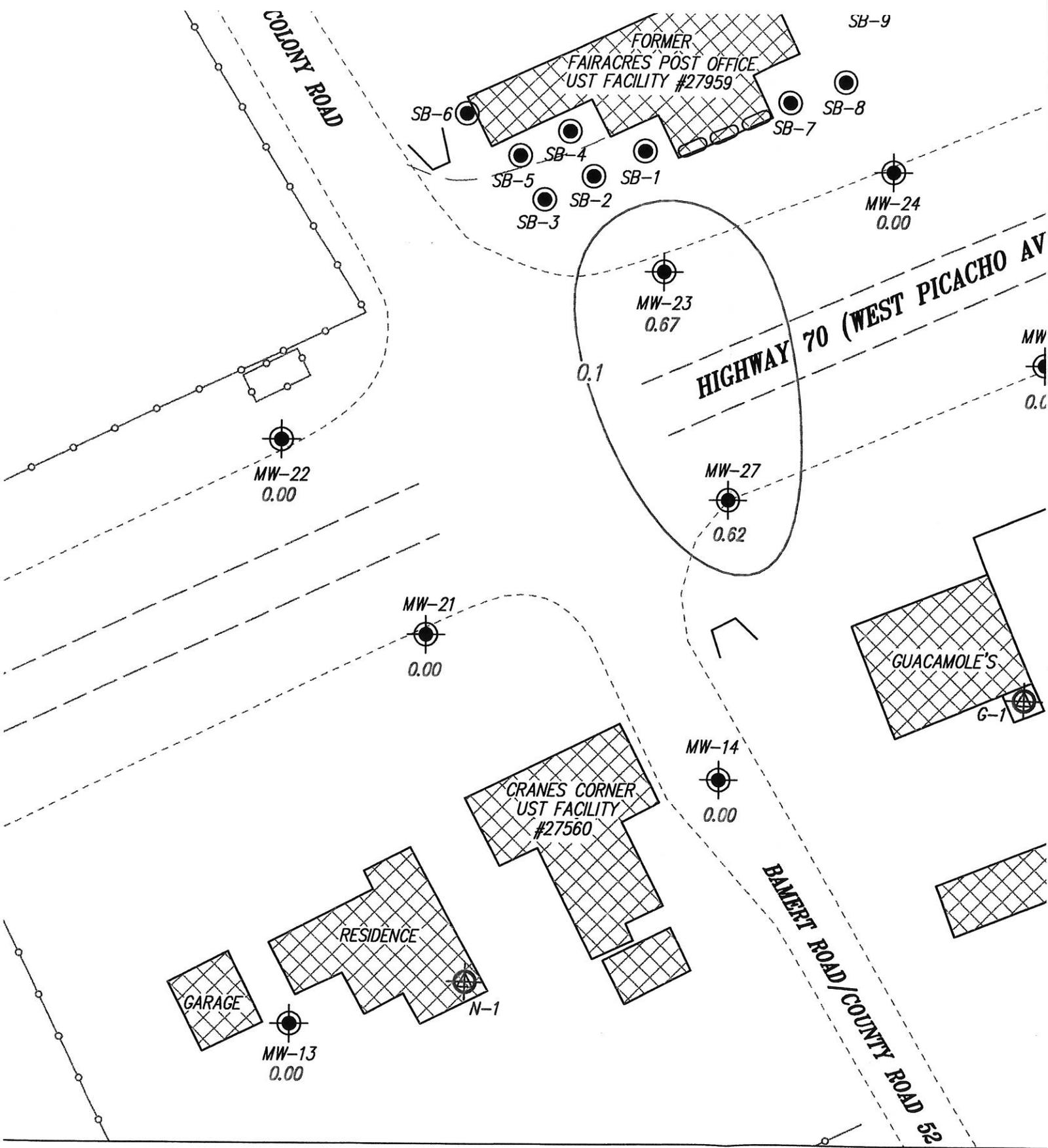
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-  X-#
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MW-26

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SCALE 1" = 40'

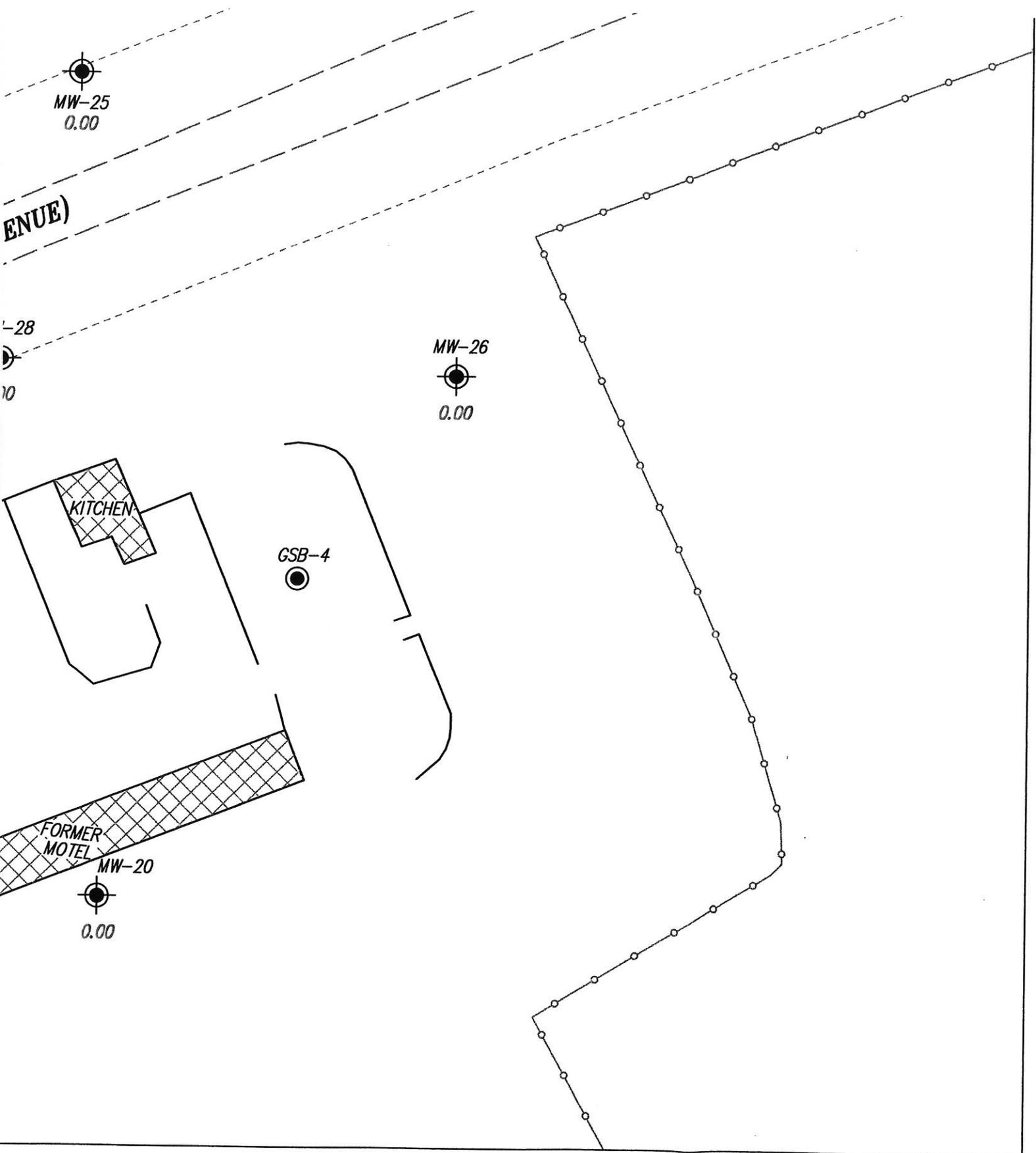
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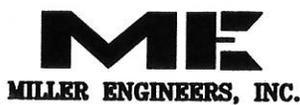
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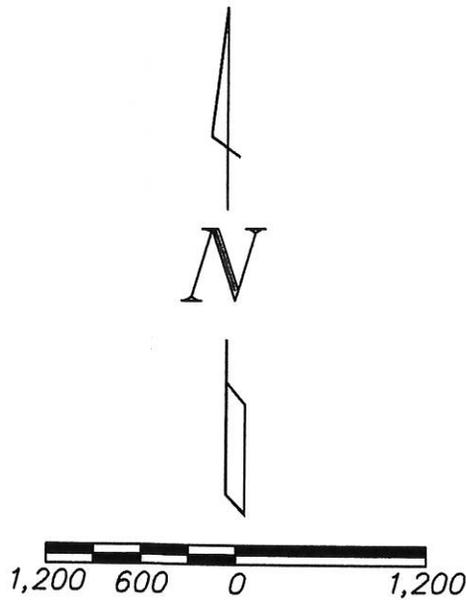
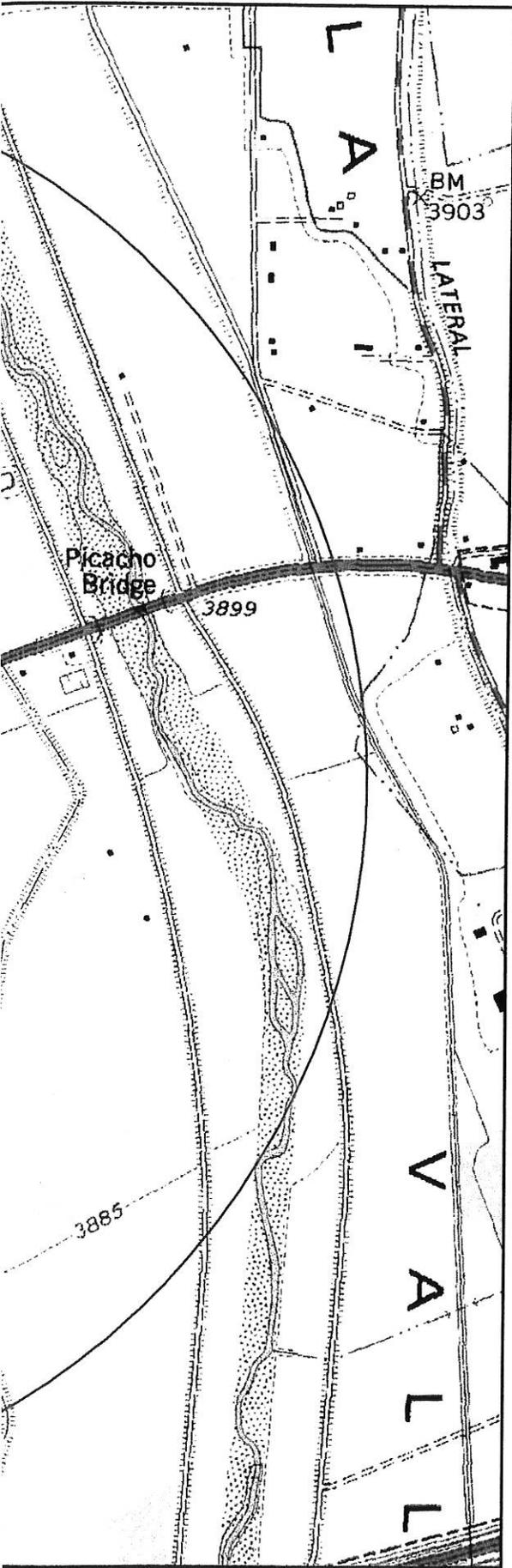


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**NAPL THICKNESS CO
 FORMER FAIRACRES 1
 FAIRACRES, NEW**

pg 2



LEGEND

- PRIVATE SUPPLY WELL
- PUBLIC SUPPLY WELL

WELL OWNER DATA		
LRG #	OWNER	USE
0001	M. R. MORGAN	IRRIGATION
0016	LAS CRUCES P.S.	IRRIGATION
1072	S. DICKERSON	MULTIPLE
1618	C. B. WOODWARD	IRRIGATION
3440	DONA ANA COUNTY	UNKNOWN
3675	E. & L. FEAGAN	DOMESTIC
4258	S. M. LYLES	IRRIGATION
4540	W. A. WILLIAMS	DOMESTIC
5014	H. & L. CASH	DOMESTIC
5014 S	H. & L. CASH	DOMESTIC
5274	F. A. DAY	DOMESTIC
5328	L. & G. MARTIN	DOMESTIC
6707	R. LEWIS	DOMESTIC
7163	R. FOREMAN	DOMESTIC
7838	FAIRACRES F.D.	SANITATION
8178	V. ATTAWAY	DOMESTIC
8438	S. G. DICKERSON	DOMESTIC
9646	FAIRACRES P.O.	SANITATION
11336	F.P. MCKINNEY	SANITATION

NOTES:
 ALL WELLS RESEARCHED WITHIN 1,000 FEET
 PUBLIC USE WELLS RESEARCHED WITHIN ONE MILE
 WELLS SHOWN WITHOUT LRG NUMBERS WERE
 LOCATED BY SMA. THESE WELLS MAY NOT BE
 REGISTERED WITH NM STATE ENGINEERS OFFICE.
 WELLS LOCATED BY QUARTER SECTION
 DESCRIPTIONS FROM NM SEO DATABASE.
 LRG # - LOWER RIO GRANDE BASIN WELL NUMBER

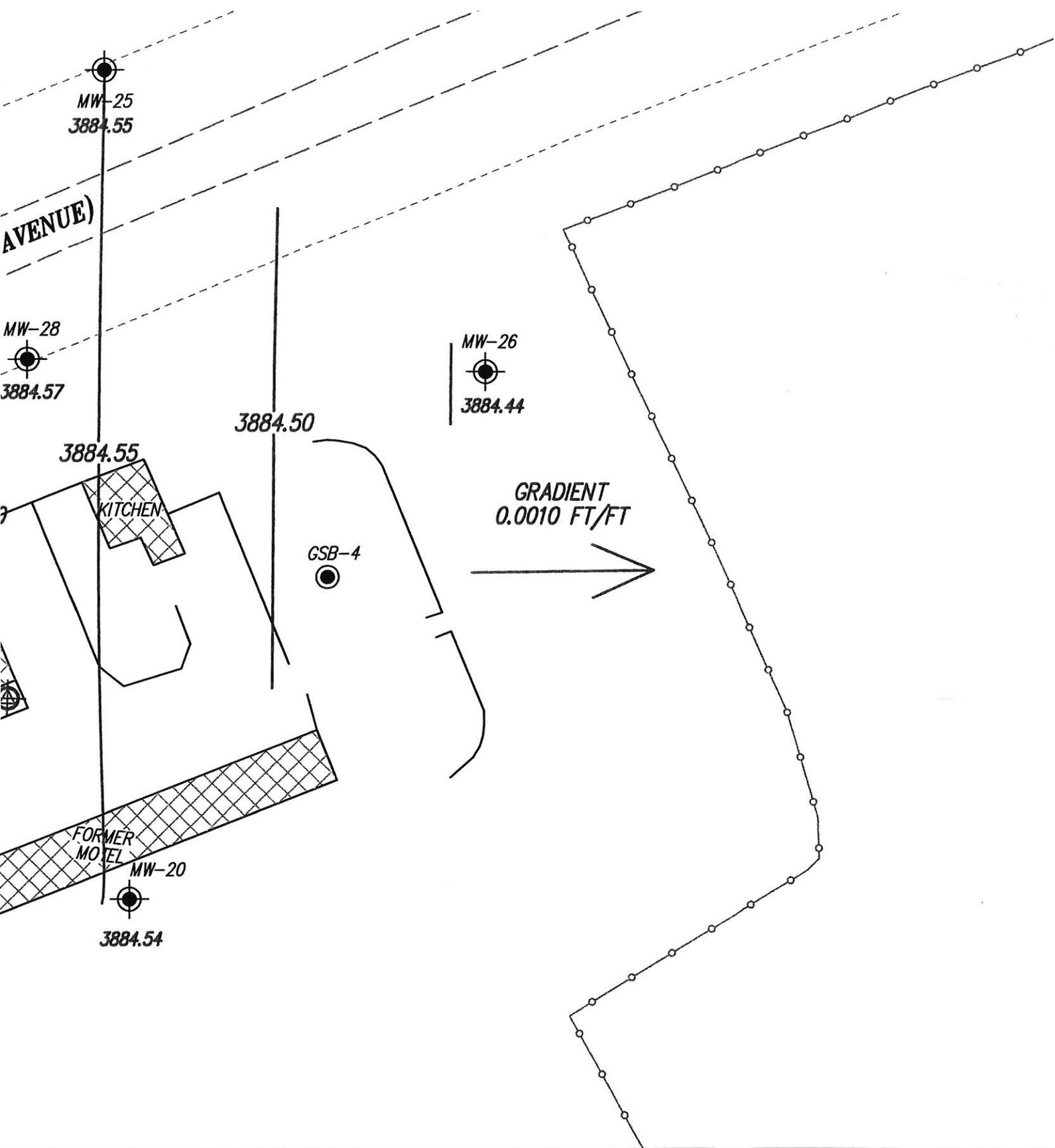
**WATER WELL LOCATION MAP (BASED ON USGS QUAD; LAS CRUCES, NEW MEXICO, 1978)
 FORMER FAIRACRES POST OFFICE
 FAIRACRES, NEW MEXICO**

FIGURE 6

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 Albuquerque - Las Cruces
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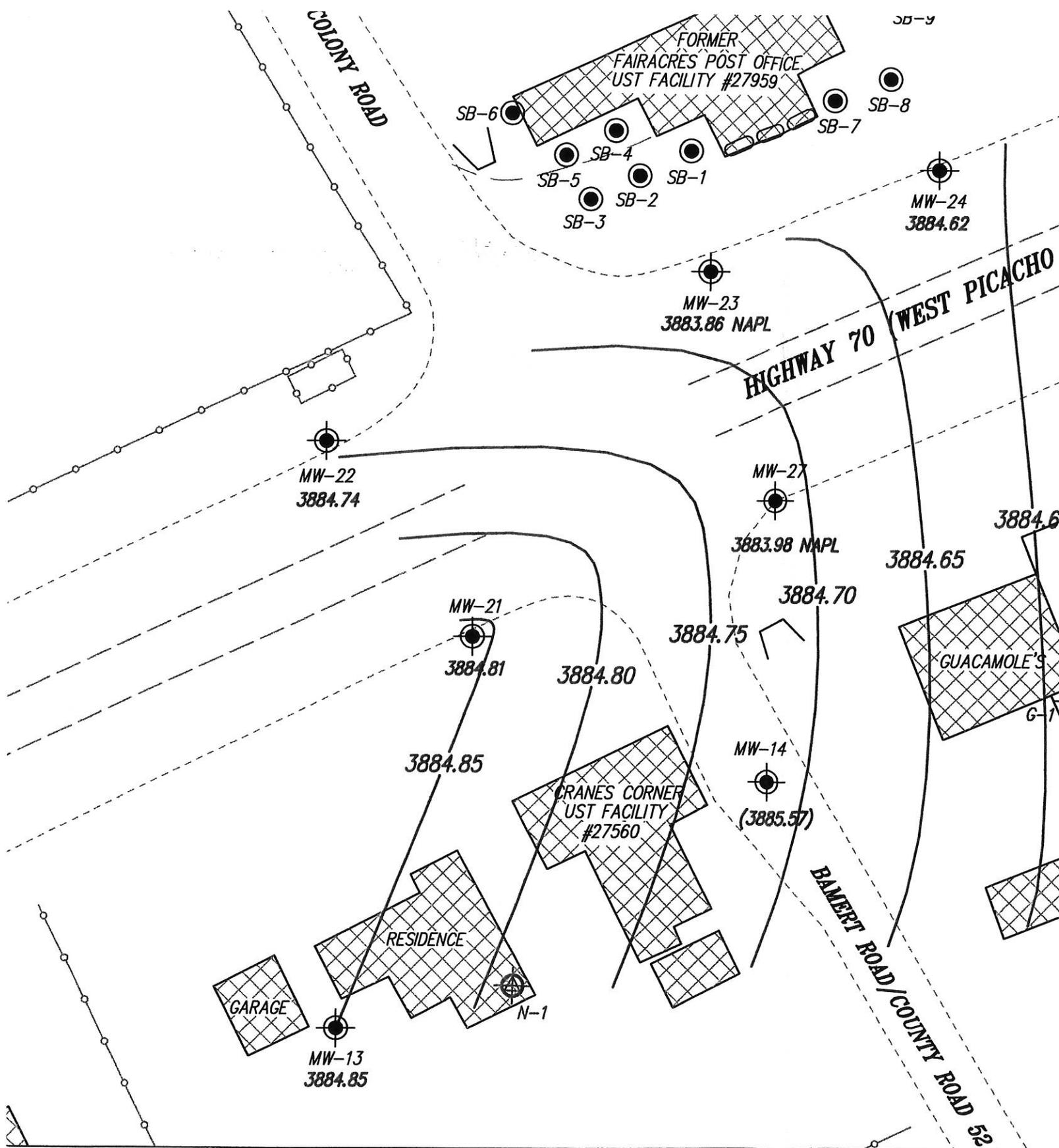
ER, MILLER
 SSOCIATES
 AL SCIENTISTS & ENGINEERS

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 Farmington - Albuquerque
 Santa Fe - Las Cruces - Tucson

ME
 MILLER ENGINEERS, INC.

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pg 1

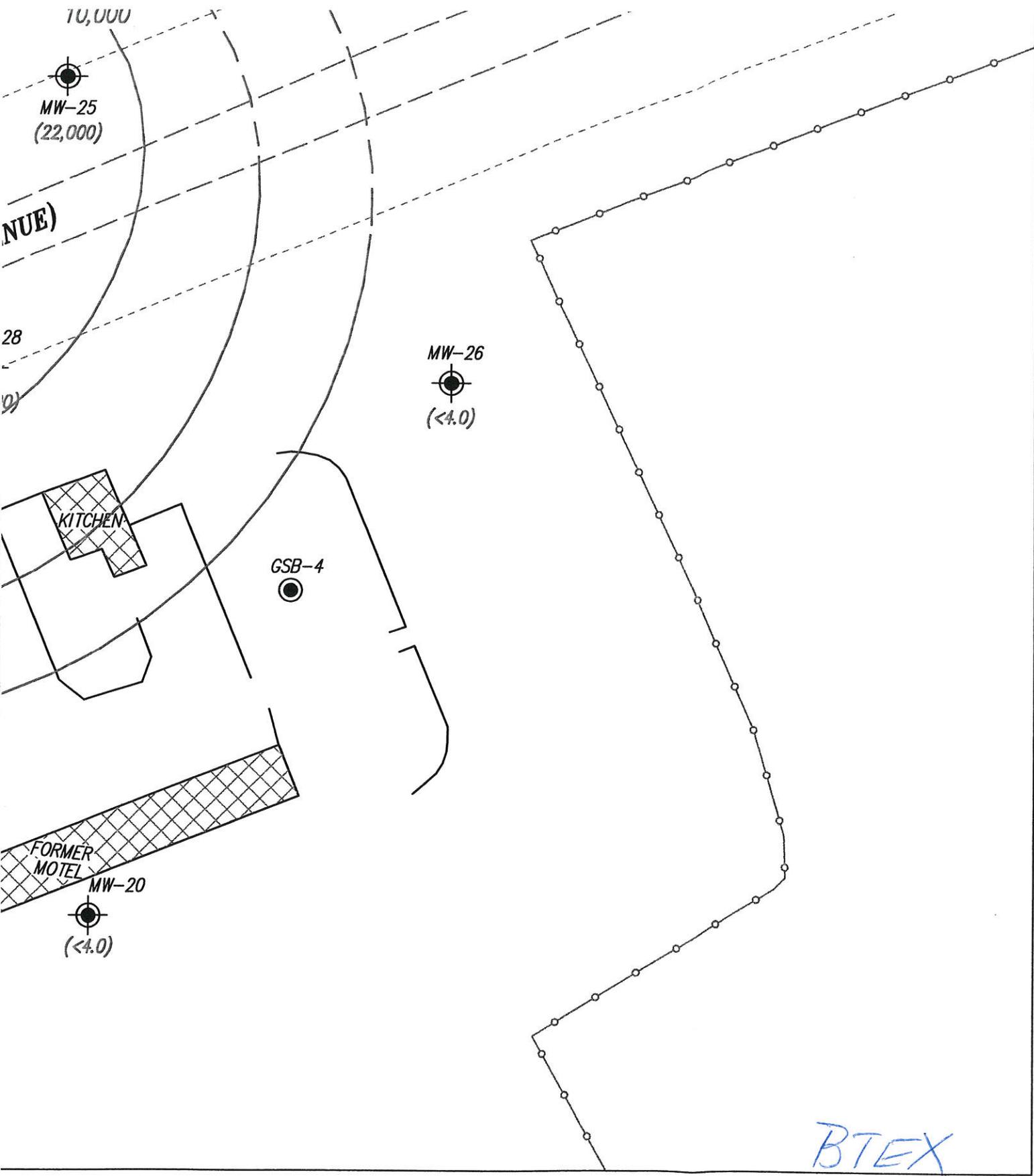


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 SCALE 1" = 40' APPROVED KET NMCS#008



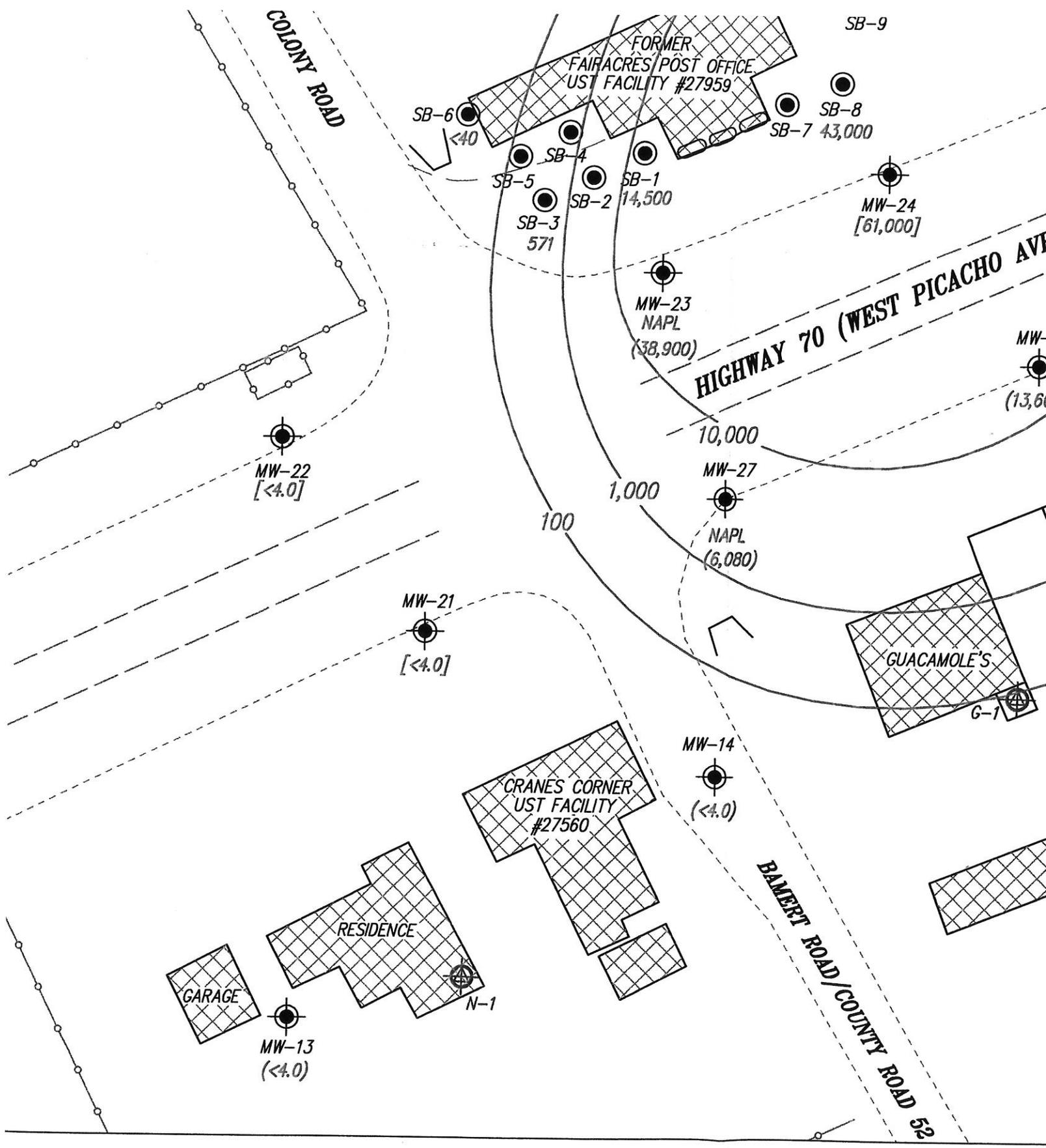


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GROUNDWATER CONCENTRATIONS
 FORMER FAIRACRES HOTEL
 FAIRACRES, NEW MEXICO

pg 1



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SCALE 1" = 40'

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pg 2