



BILL RICHARDSON  
GOVERNOR

*State of New Mexico*  
**ENVIRONMENT DEPARTMENT**

*Ground Water Quality Bureau*  
*Harold Runnels Building*  
*1190 St. Francis Drive, P.O. Box 26110*  
*Santa Fe, New Mexico 87502-6110*  
*Telephone (505) 827-2918*  
*Fax (505) 827-2965*



RON CURRY  
SECRETARY

DERRITH WATCHMAN-MOORE  
DEPUTY SECRETARY

March 24, 2006

Mr. Rob Werner  
Manager Environmental Remediation  
Burlington Northern Santa Fe Railway  
4200 Deen Road  
Fort Worth, Texas 76106

**RE: Stage 1 Abatement Plan Modification Report Approval for Burlington Northern Santa Fe Railway Company (BNSF), Albuquerque Yard, Albuquerque, New Mexico**

Dear Mr. Werner:

The purpose of this letter is for the New Mexico Environment Department (NMED) to approve a Stage 1 Abatement Plan (AP) modification report received June 7, 2005 from your representative ERM for the proposed Albuquerque Arena Site. The proposed arena site is located within the city block defined by Central Avenue to the south, First Street to the west, Copper Avenue to the north, and BNSF easement to the east. The BNSF east bound fueling area is directly east of the proposed arena site. NMED required a Stage 1 AP modification for this site in a letter dated September 1, 2004 that concluded that a regulated discharge of diesel fuel had occurred at the site, originating from BNSF's east bound fueling area. This approval is made pursuant to the New Mexico Water Quality Control Commission (WQCC) Regulation 20.6.2.4109.A NMAC. In approving this Stage 1 AP, NMED has determined that the requirements of WQCC Regulation 20.6.2.4106.C NMAC have been met.

NMED received a Phase II Environmental Site Assessment (ESA) for this site on August 23, 2004. The ESA consisted of the installation of 21 soil borings; the collection of subsurface soil samples; construction of three on-site monitoring wells; and the collection and analyses of ground water samples. The ESA concluded that soil and ground water was impacted from past polyaromatic hydrocarbon (PAH) contamination. As a result of the data developed during the ESA and NMED's letter of September 1, 2004, BNSF's consultant performed an additional ESA in November 2004. BNSF's ESA consisted of the installation of 13 soil borings;

collection of 76 soil samples analyzed for total petroleum hydrocarbons diesel and motor oil range organics (TPH-DRO/MRO); collection of 15 soil samples analyzed for benzene, toluene, ethylbenzene, and xylene (BTEX) and PAHs; and collection of 3 ground water samples from the on-site monitoring wells analyzed for BTEX and PAHs. Soil analytical results ranged from below laboratory detection limits to 15,000 milligrams per kilogram (mg/kg) for TPH-DRO/MRO; 0.165 mg/kg to 0.4987 mg/kg for BTEX; and 0.258 mg/kg to 580.99 mg/kg for PAHs. Ground water sample results showed below laboratory detection limits for BTEX and PAHs, with the exception of a total PAH concentration of 8.507 micrograms per liter in monitoring well MW-3.

Due to the presence of PAHs in monitoring well MW-3 (renamed MW-25), continued ground water monitoring shall be incorporated into the existing ground water monitoring program of the adjacent BNSF Albuquerque yard and shall be reported in the Stage 1 AP semi-annual monitoring reports. Ground water flows to the east with a hydraulic gradient of approximately 0.01 feet/foot and is at a depth ranging from 39.74 to 46.78 feet below ground surface.

Approval of this Stage 1 AP is subject to the general requirements specified in WQCC Regulation 20.6.2.4107 NMAC, including NMED rights for entry, inspection and sampling at the site and NMED requirements for well-plugging, abandonment or destruction.

Please be advised that future activities at this site, including site development, may require that BNSF take corrective actions to address the soil contamination. Please be further advised that approval of this Stage 1 AP does not relieve you of your responsibility if the Stage 1 AP fails to adequately assess the extent of contamination at the site. In addition, NMED approval does not relieve you of your responsibility to obtain third-party access and to comply with any other applicable federal, state and/or local laws and regulations, including zoning requirements and nuisance ordinances.

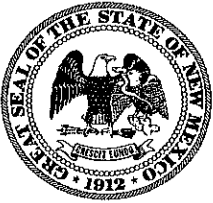
BNSF's cooperation in this matter is greatly appreciated. If you have questions concerning this site, please contact Bart Faris at (505) 222-9521.

Sincerely,



William C. Olson, Chief  
Ground Water Quality Bureau

cc: Gary Henderson, ERM, 2201 Buena Vista SE, Suite 305, Albq. NM 87106  
Bart Faris, ROS, GWQB, NMED Dist. 1  
ROS Reading File



Bill Richardson  
GOVERNOR

State of New Mexico  
ENVIRONMENT DEPARTMENT

Ground Water Quality Bureau  
Remediation Oversight Section  
5500 San Antonio NE  
Albuquerque, New Mexico 87109  
Telephone (505) 222-9522  
Fax (505) 222-9510



Ron Curry  
SECRETARY

NMED/GWQB/ ROS – from the office of

\_\_\_\_ Telephone        X   Meeting    100:00 \_\_\_ Time 2/15/06 Date

Individuals Involved: Bart Faris  
Gary Henderson, Erik Asplin – ERM  
Rob Werner - BNSF

DISCUSSION: Status and future activities for BNSF remediation sites in NM

Werner was able to join us by phone for the first 30 minutes only. Please refer to Agenda developed by ERM. At Almq BNSF discussed current status and the off site MW proposed locations. Agreed that the locations are still fine and it'll depend on access from Salvation Army and Forrest Service property. I agreed to follow up on the access through NMED. Asplin will provide updated contact information. The City has agreed to allow for access 2 MWs on the west side. Discussed the "arena" property. I will re-review ERMs report and send a letter stating the report was received/reviewed and that further corrective action may be needed in the future depending on future use.

BNSF Belen: Discussed the need for further LNAPL recovery. Werner stated that trenches are probably not the best recovery method due to cost and shorter life time. I will send a Stage 2 AP mod required letter asking for proposals that satisfy 4106.E. Discussed how a pilot test for pump, reinjection, and recovery would fit into the regs. The DP is coming up for renewal and ERM is preparing this. I'll check on the renewal notice to be sent by NMED.

BNSF Gallup: The LNAPL plume seems to be moving. Discussed what could be causing this; either a new unknown release, gradient change, or change in water levels. ERM will check to see when the off loading line to the ASTs was last pressure tested and when the next test is planned to determine if further leaks. ERM will install a large diameter well at MW-19 to recover more LNAPL at the OWS. Expect a response in the next report.

BNSF Grants: Discussed the current status and the potential rebound of BTEX following O2 sock removal.

Distribution: Bill

Initials BF





Bill Richardson  
GOVERNOR

State of New Mexico  
ENVIRONMENT DEPARTMENT

Ground Water Quality Bureau  
Remediation Oversight Section  
4131 Montgomery NE  
Albuquerque, New Mexico 87109  
Telephone (505) 841-9466  
Fax (505) 884-9254



Ron Curry  
SECRETARY

NMED/GWQB/ ROS – from the office of Bart Faris

<input checked="" type="checkbox"/> Telephone	<input type="checkbox"/> Meeting	10:30	Time	11/2/04
---	----------------------------------	-------	------	---------

Individuals Involved: Bart Faris  
Garry Henderson, ERM

DISCUSSION: I returned Henderson's call from yesterday. BNSF is planning to conduct further detailed assessment activities next week at the proposed Arena property adjacent to the northern fueling platform at BNSF Albq. They intend to duplicate the borings taken by AMEC during the Phase 2 investigation for the purpose of collecting detailed analytical samples at the same locations. AMEC only collected PID/head space readings. We agreed that they would not have to submit a workplan for approval prior to the installation of the soil borings. The submittal of a work plan with subsequent approval would delay the project. I provided verbal approval for the assessment work to begin next week and required that a complete report be submitted to NMED upon receipt of analytical results. I will stop by next week and conduct an inspection and oversight of the borings.

Distribution: File

Initials BJ





Bill Richardson  
GOVERNOR

State of New Mexico  
ENVIRONMENT DEPARTMENT

Ground Water Quality Bureau  
Remediation Oversight Section  
4131 Montgomery NE  
Albuquerque, New Mexico 87109  
Telephone (505) 841-9466  
Fax (505) 884-9254



Ron Curry  
SECRETARY

NMED/GWQB/ ROS – from the office of Bart Faris

Telephone       Meeting      8:45 Time       11/1/04 Date

Individuals Involved: Bart Faris  
Eric Asplin, ERM 243-3330

DISCUSSION: BNSF Albuquerque Yard

ERM, on behalf of BNSF, called on 10/28/04 and left a message requesting a time extension to submit the required documents for the assessment and Phase 1 ESA work for the BNSF Albq. Yard facility's NW area that has impacted the City of Albq.'s parking lot. This parking lot is projected to be the location of a new sports arena. Today I spoke with Asplin and I verbally granted a two-week extension for the reports to be submitted no later than 11/15/04.

Distribution: File

Initials BF







Bill Richardson  
GOVERNOR

State of New Mexico  
ENVIRONMENT DEPARTMENT

Ground Water Quality Bureau  
Remediation Oversight Section  
4131 Montgomery NE  
Albuquerque, New Mexico 87109  
Telephone (505) 841-9466  
Fax (505) 884-9254



Ron Curry  
SECRETARY

NMED/GWQB/ ROS – from the office of Bart Faris

\_\_\_ Telephone    \_\_\_ X Meeting    \_\_\_ 9:00 Time    \_\_\_ 9/23/04 Date

Individuals Involved: Bart Faris  
Rob Werner, BNSF  
Gary Richardson, Eric Asplin, ERM

DISCUSSION: \_\_\_ BNSF Albq. Site

Discussion on adjacent property of Arena site:

1. BNSF called the meeting in response to NMED's letter of 9/1/04 requesting an AP modification to include this area.
2. Discussions began concerning the Phase 2 work done by AMEC for the city that discovered the soil and GW contamination. From that report I concluded that BNSF was responsible for the diesel contamination. Discussed technical issues of the report: soil sampling wasn't for PAHs, field equipment only was used, and need for MW logs.
3. ERM stated they had done a preliminary Phase 1 that showed that the property had had an auto shed and an old diesel/oil disposal area.
4. BNSF stated they would like to address the Arena contamination through the VRP.
5. Agreed that BNSF would submit a letter to NMED that included the Phase 1 information and a schedule for submittal of application for the VRP or a schedule for additional site investigation.

Discussion on Access Agreements for required MWs to be installed on SE area of AP:

1. ERM stated that access had been granted for the Berger Briggs property where LNAPL had been measured.
2. ERM stated access was denied for the Salvation Army and the Forest Service property.
3. Agreed that BNSF would submit these documents showing access denial and NMED would determine if legal action to require access would be necessary following receipt of the denials.

Distribution: file

Initials B7



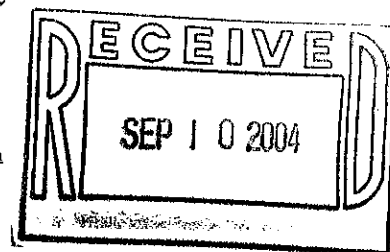
**BNSF**



ROBERT (BOB) E. WERNER, P.E.  
Manager Environmental Remediation

The Burlington Northern  
and Santa Fe Railway Company

4200 Deen Road  
Fort Worth, Texas 76106  
Phone: (817) 740-7341  
Fax: (817) 740-7250  
E-mail: [Robert.Werner@bnsf.com](mailto:Robert.Werner@bnsf.com)



September 9, 2004

Mr. Bart Faris  
New Mexico Environment Department  
4131 Montgomery Blvd. NE  
Albuquerque, NM 87109

Reference: BNSF Albuquerque Fueling Area – Proposed Arena Site  
Subject: Response to September 1, 2004 Letter from NMED

Dear Mr. Faris:

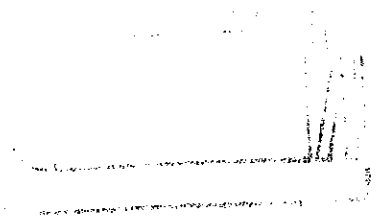
I am in receipt of your letter from NMED dated September 1, 2004 which requests that BNSF submit a Stage 1 Abatement Plan Modification for the Albuquerque Fueling Area. I have reviewed the Phase 2 ESA prepared by AMEC Earth and Environmental, Inc. for the proposed arena site. I am requesting that we have a meeting to discuss the report, the plans and schedule for the construction of the arena, and the standards that need to be achieved so that construction can proceed. BNSF requires this information before implementing any further investigation of the site or for the development of any remediation design that might be necessary.

Please call me at (817) 740-7341 to schedule a meeting. Thank you for your cooperation.

Sincerely,

Robert. E. Werner, P.E.  
Manager Environmental Remediation

cc: Dave Clark BNSF  
Pam Nehring – BNSF  
Hunt Construction Group  
Peter Guerra – AMEC  
Gary Henderson - ERM





BILL RICHARDSON  
GOVERNOR

*State of New Mexico*  
**ENVIRONMENT DEPARTMENT**

*Ground Water Quality Bureau*  
*Harold Runnels Building*  
*1190 St. Francis Drive, P.O. Box 26110*  
*Santa Fe, New Mexico 87502-6110*  
*Telephone (505) 827-2918*  
*Fax (505) 827-2965*



RON CURRY  
SECRETARY

DERRITH WATCHMAN-MOORE  
DEPUTY SECRETARY

September 1, 2004

Mr. Rob Werner  
Manager Environmental Remediation  
Burlington Northern Santa Fe Railway  
4200 Deen Road  
Fort Worth, Texas 76106

**RE: Stage 1 Abatement Plan (AP) Modification, Burlington Northern Santa Fe Railway Company (BNSF), Albuquerque Fueling Area, Albuquerque, New Mexico**

Dear Mr. Werner:

The New Mexico Environment Department (NMED) Ground Water Quality Bureau received an incident report on May 21, 2004 indicating subsurface petroleum hydrocarbon contamination for the proposed arena site in downtown Albuquerque. The proposed arena site is located within the city block defined by Central Avenue to the south, Second Street to the west, Copper Avenue to the north, and BNSF easement to the east. The BNSF east bound fueling area is directly east of the proposed arena site. NMED received a Phase II Environmental Site Assessment (ESA) for this site on August 23, 2004.

The ESA consisted of the installation of 21 soil borings; the collection of subsurface soil samples; construction of three on-site monitoring wells; and the collection and analysis of ground water samples. The ESA concludes that:

- A wedge-shape zone of diesel contamination is encountered at depths between 4 and 15 feet along the eastern edge of the arena area and drops off to depths below 30 feet between 80 and 150 feet west of the eastern edge of the property.
- Ground water beneath the site flows to the east and is contaminated with polycyclic aromatic hydrocarbons (PAHs) above the New Mexico Water Quality Control Commission (WQCC) standards.

The information in the ESA has led NMED to conclude that a regulated discharge of diesel fuel has occurred at the site, originating from BNSF's east bound fueling area. Pursuant to WQCC Regulation 20.6.2.4111.B NMAC, BNSF is required to submit to NMED within sixty (60) days of receipt of this letter a Stage 1 abatement plan modification proposal to satisfy WQCC Regulation 20.6.2.4106.C NMAC requirements for this newly discovered contaminated area.

BNSF's cooperation in this matter is greatly appreciated. You are encouraged to confer with Bart Faris at (505) 841-9466 during preparation of the Stage 1 Abatement Plan modification proposal.

Sincerely,



George Schuman, Acting Chief  
Ground Water Quality Bureau

Cc: Gary Henderson, ERM, 2201 Buena Vista, SE, Suite 305, Albq., NM 87106  
Peter Guerra, AMEC, 8519 Jefferson St., NE, Albq., NM 87113  
Bart Faris, ROS, GWQB, NMED Dist. 1  
ROS Reading File