



June 20, 2023

Ms. Denise K. Barrera
Sierra Electric Cooperative, Inc.
P.O. Box 290
610 Highway 195
Elephant Butte, NM 87935

Re: Limited Environmental Desktop Review of T or C Electric Utility Assets
Project No.: 156566

Dear Ms. Barrera:

At the request of Sierra Electric Cooperative, Inc. (SEC), a limited environmental desktop review was conducted on the Site located at the southeastern corner of E. Joffre St. and Ash St. as shown on the map in Attachment A. The desktop review was conducted to satisfy a lender requirement, as preparation for the sale of the Subject Property, and to evaluate the current environmental condition of the Subject Property for SEC's own purposes according to the User Questions and Information Request form completed by Ms. Denise Barrera, General Manager for SEC. The completed form is provided in Attachment B.

A site topographic map is included in The EDR Radius Map™ Report with GeoCheck®, which is included as Attachment C. It is assumed that the groundwater flow in the vicinity of the Site follows the topography of the land. Review of the topography surrounding the Site indicates that the Site is located approximately 200 feet north of the Rio Grande River, so the groundwater flow is generally to the south toward the Rio Grande River. The elevation of the Site is approximately 4,215 feet above mean sea level and the Site is generally flat.

This report is an instrument of service prepared by Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) for the exclusive use of SEC. In order to create a report on which these entities could rely, Burns & McDonnell worked closely with SEC in development of the scope of services upon which all subsequent tasks have been based. Note that although certain aspects of the ASTM International (ASTM) Practice E1527 Standard Practice for Phase I

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Environmental Site Assessments are included in this scope, the results of this review do not fully meet the requirements of the ASTM Practice E1527 or the All Appropriate Inquiries (AAI) regulation as codified in 40 Code of Federal Regulations (CFR) 312. Furthermore, this desktop review did not include any inquiry with respect to controlled substances, environmental compliance, radon, methane, asbestos, lead paint, mold, wetlands, emerging contaminants, or vapor intrusion. No parties other than SEC are permitted by Burns & McDonnell to rely on this instrument of Burns & McDonnell's service.

Legal Description

According to the Sierra County's Assessor's website, the legal description of the site follows:

- Riverside Addition Block 12 Lots 1 thru 8 Electric Department (Parcel Number 3021078483486).

Purpose

Burns & McDonnell asked Ms. Angie Gonzales, Truth or Consequences City Manager, to complete the Owner, Occupant, and/or Key Site Manager Interview questionnaire, which is included as Attachment B.

Operating Practices and Subject Property Uses

Burns & McDonnell asked Ms. Angie Gonzales, Truth or Consequences City Manager, to complete the Owner, Occupant, and/or Key Site Manager Interview questionnaire, which is included as Attachment B. According to Ms. Gonzales, the Subject Property has been owned by the City of Truth or Consequences (the City) since 1916, and the development of the Subject Property began soon after 1916 following the completion of the Elephant Butte Dam project. The

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Subject Property has been and continues to be used as the Operations Headquarters for the City's Electrical Department and consists of a shop, vehicle storage (parking), a storage shed, and a warehouse. The Subject Property is also the site of a substation and two transformers in the Truth or Consequences electrical infrastructure.

Burns & McDonnell interviewed Mr. Bob Easley, the Truth or Consequences Electrical Department Supervisor about the activities and operations conducted on the Subject Property. Mr. Easley indicated that the warehouse and storage shed are used by City employees for the storage of electrical parts, materials, and supplies. The "shop" is used by City employees as office space. City vehicles are parked on the Subject Property when they are not in use.

Identification of Hazardous Substances

According to the questionnaire completed by Ms. Gonzales with assistance from Mr. Steve Houser, City Engineer, there are two flammable lockers on the Subject Property that are used to store flammable items. According to Mr. Easley, these two flammable cabinets are located outdoors on the backside of the warehouse. Small amounts of chemicals, such as gasoline, contact cleaner, WD-40, weed killer, and wasp spray are stored on the Subject Property. Ms. Gonzales indicated that there are no transformers or other electrical equipment on the Subject Property that contain polychlorinated biphenyls (PCBs). According to Mr. Easley, the oil in the transformers is tested biannually and does not contain PCBs. The northern transformer was replaced in 2022 and the southern transformer has been on the Subject Property since prior to Mr. Easley's employment began in 2001. Mr. Easley is not aware if either transformer contained PCBs prior to his employment. Mr. Easley was not aware of any fires, spills, or releases on the Subject Property. Mr. Easley indicated that weed killer is applied according to the manufacturer's instructions as needed for weed control.

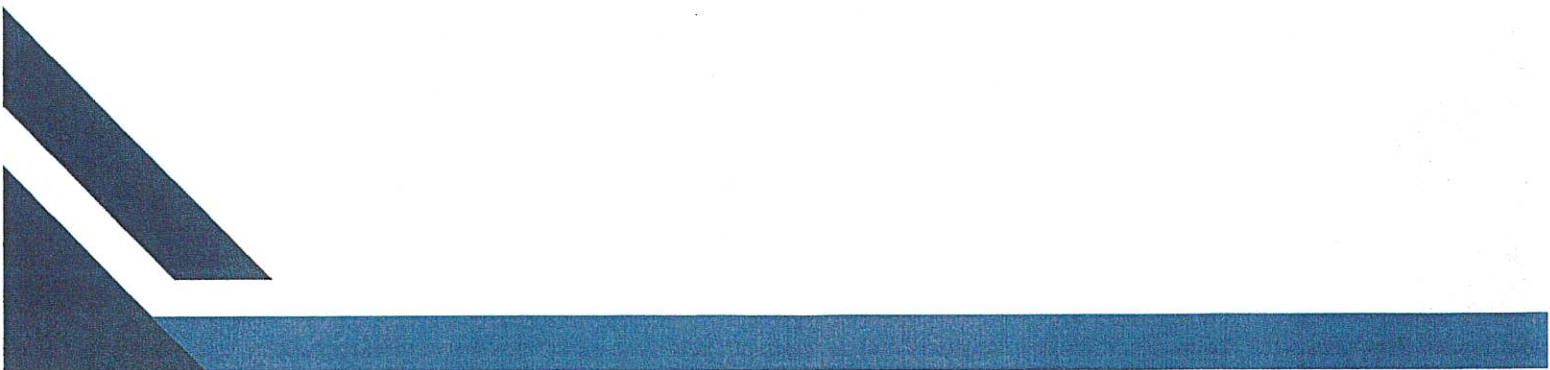
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Mr. Easley recalled that the City Sanitation Department historically operated in structures that were previously located on the southern portion of the Subject Property where the shop is currently located. According to Mr. Easley, vehicle maintenance, such as oil changes, was previously conducted in the former Sanitation Department's mechanical shop. Operations in the Sanitation Department's structures ceased circa 2003-2004, and the structures were removed.

Government Database Search

Burns & McDonnell obtained environmental database information from Environmental Data Resources (EDR), a commercial provider of that service. Burns & McDonnell provided EDR the approximate Site boundary and asked EDR to use the Site boundary as the basis of its search radius. Accordingly, the search distances shown on the radius maps may not be actual distances from the Site.

Government databases were searched in accordance with ASTM Practice E1572-21 Section 8.2.2. EDR provided The EDR Radius Map™ Report with GeoCheck® report containing United States Environmental Protection Agency (USEPA), State and Tribal environmental database information in accordance with ASTM-defined search distances. The EDR Radius Map™ Report with GeoCheck® lists the federal, state, and tribal databases searched, a description of the databases and the most recent release date of each database. A copy of the database report is included as Attachment C. Table 1 is a summary of the ASTM-required databases and the number of sites found by EDR in each database.



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Table 1: ASTM Standard Government Environmental Record Resources

Database Name	Approximate Minimum Search Distance (Miles)	Number of Sites identified by EDR ¹	Number of Sites identified by EP ^(h)
Federal NPL ^(a) site list	1.0	0	0
Lists of Federal NPL ^(a) (Superfund) sites	1.0	0	0
Lists of Federal Delisted NPL sites	0.5	0	0
Lists of Federal sites subject to CERCLA ^(b) removals and CERCLA orders	0.5	1	1
Lists of Federal CERCLA sites with NFRAP ^(c)	0.5	0	0
Lists of Federal RCRA ^(d) facilities undergoing Corrective Action	1.0	0	0
Lists of Federal RCRA TSD ^(e) Facilities	0.5	0	0
Lists of Federal RCRA generators	Subject Property and adjoining	0	0
Federal institutional control/engineering control registries	Subject Property only	0	0
Federal ERNS ^(f) list	Subject Property only	0	0
Lists of state and tribal “Superfund” equivalent sites	1.0	0	0

¹ The total number of sites identified by EDR is reported in this column. The ASTM minimum search distance for some databases is identified as “Subject Property and adjoining properties only.” Because ASTM does not define a quantitative search distance for this, EDR uses a 0.25-mile search distance to satisfy this requirement. Burns & McDonnell then determines based on visual observations and other mapping sources, as needed, whether the sites identified by EDR in any of these databases are located on or adjacent to the Subject Property. EDR also identifies orphan sites, which may be within the ASTM-defined search radius. After Burns & McDonnell’s evaluation, the actual number of sites on the Subject Property and adjoining land, as needed, is reported in the “Number of Sites identified by EP” column. For this reason, the number of sites identified by the EP may be more or less than the number identified by EDR.

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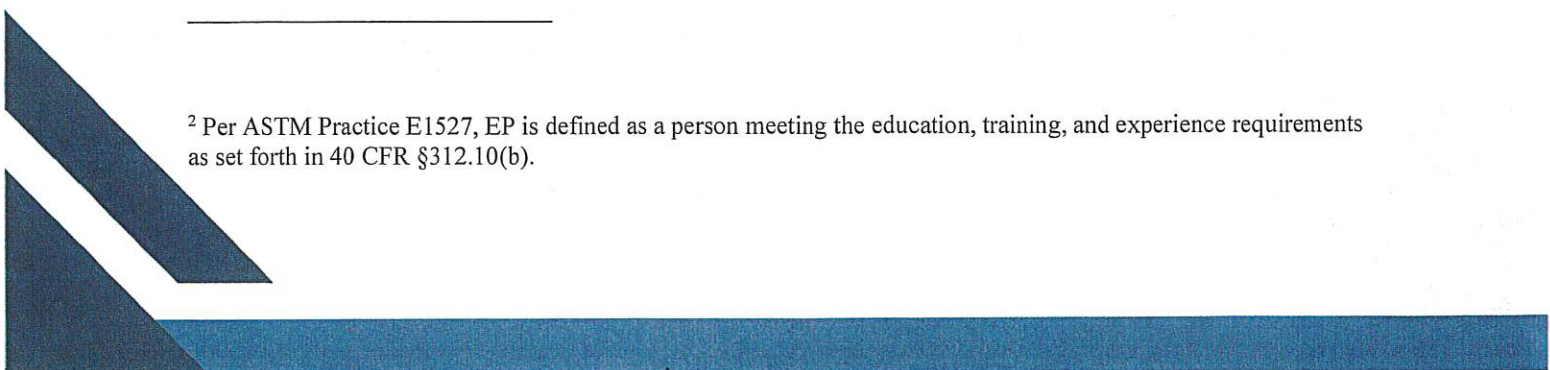
Database Name	Approximate Minimum Search Distance (Miles)	Number of Sites identified by EDR ¹	Number of Sites identified by EP ^(h)
Lists of state and tribal hazardous waste facilities	0.5	2	2
Lists of state and tribal landfills and solid waste disposal facilities	0.5	1	1
Lists of state and tribal leaking storage tanks	0.5	2	2
Lists of state and tribal registered storage tanks	Subject Property and adjoining	4	1
State and tribal institutional control/engineering control registries	Subject Property only	0	0
Lists of state and tribal VCP ^(g) sites	0.5	0	0

- (a) NPL = National Priorities List,
- (b) CERCLA = Comprehensive Environmental Response, Compensation, and Liability Act
- (c) NFRAP = No Further Remedial Action Planned
- (d) RCRA = Resource Conservation and Recovery Act
- (e) TSD = Treatment, Storage, and Disposal
- (f) ERNS = Emergency Response Notification System
- (g) VCP = Voluntary Cleanup Program
- (h) EP = Environmental Professional²

The Subject Property was not identified in EDR’s database report.

Other sites were identified in the following ASTM-required databases in EDR’s database report: Superfund Enterprise Management System (SEMS), State Cleanup Sites (SCS), Solid Waste

² Per ASTM Practice E1527, EP is defined as a person meeting the education, training, and experience requirements as set forth in 40 CFR §312.10(b).



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Facilities/Landfill (SWF/LF), Leaking Underground Storage Tank (LUST), and Underground Storage Tank (UST).

EDR reported two orphan³ sites as potentially being within the ASTM-defined search distances of the Subject Property. Using online sources, Burns & McDonnell determined that neither of these orphan sites is within the ASTM-defined search distance.

Lists of Federal Sites Subject to CERCLA Removals and CERCLA Orders

The SEMS List tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of USEPA's Superfund Program across the United States. The list was formerly known as Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), and renamed as SEMS by the USEPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies, and private persons, pursuant to Section 103 of CERCLA. This data set also contains sites either proposed for or on the National Priorities List (NPL) and the sites that are in the screening and assessment phase for possible inclusion on the NPL. The following table summarizes SEMS sites identified on or within 0.5 mile of the Subject Property:

³ EDR's Radius Map™ Report with GeoCheck® report also shows USEPA, State and tribal regulated sites within the search area and other regulated sites that are potentially within the search area but that are considered unplottable by EDR due to insufficient address or locator information. These unplottable sites are called "Orphan Sites" in this report.

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Table 2: Lists of Federal Sites Subject to CERCLA Removals and CERCLA Orders Summary

Facility Name	Facility Address	Estimated Distance (miles) and Direction	Hydraulic Gradient Relative to Subject Property
Nu-way Laundry and Cleaners	301 Jones Street	0.375 W	Cross-gradient

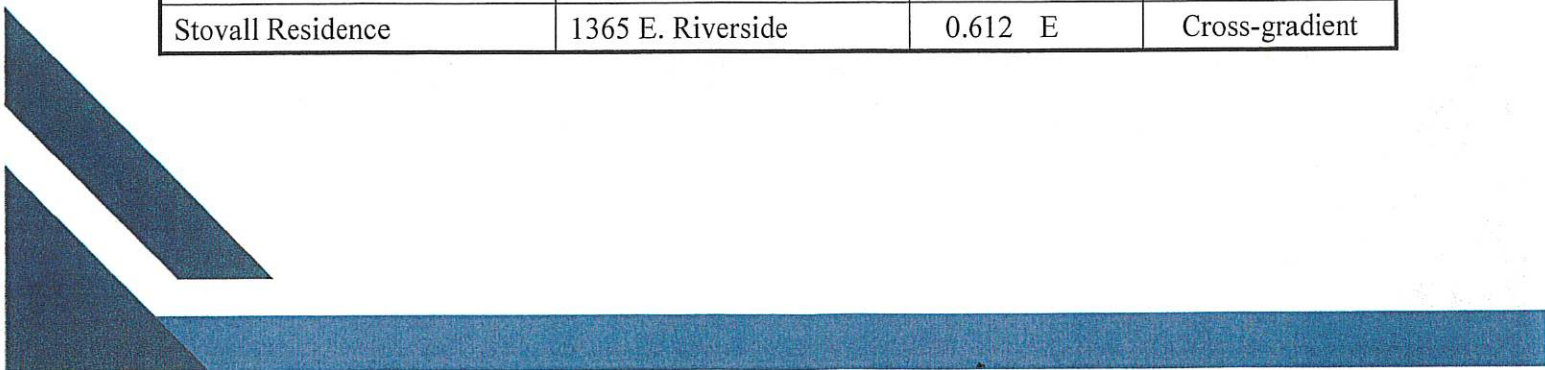
The Nu-way Laundry and Cleaners site is cross-gradient from the Subject Property and is therefore unlikely to have impacted the Subject Property.

Lists of State and Tribal Hazardous Waste Facilities

The State of New Mexico does not maintain a state hazardous waste site records list, a state’s equivalent to SEMS (formerly CERCLIS). However, the New Mexico Environment Department (NMED). However, the NMED maintain the SCS database which are state cleanup sites that fall under the state’s Water Quality Control Commission regulations. The following table summarizes the state or tribal equivalent SCS sites identified on or within 1 mile of the Subject Property:

Table 3: Lists of State and Tribal Hazardous Waste Facilities Summary

Facility Name	Facility Address	Estimated Distance (miles) and Direction	Hydraulic Gradient Relative to Subject Property
Nuway Cleaners	301 Jones St.	0.375 W	Cross-gradient
Stovall Residence	1365 E. Riverside	0.612 E	Cross-gradient



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The Nuway Cleaners and Stovall Residence sites are listed on the SCS database and are cross-gradient from the Subject Property. Therefore, these sites are unlikely to have impacted the Subject Property.

Lists of State and Tribal Landfills and Solid Waste Disposal Facilities

SWF/LF site records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities and/or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites. The following table summarizes the state or tribal landfill and/or solid waste disposal sites identified on or within 0.5 mile of the Subject Property:

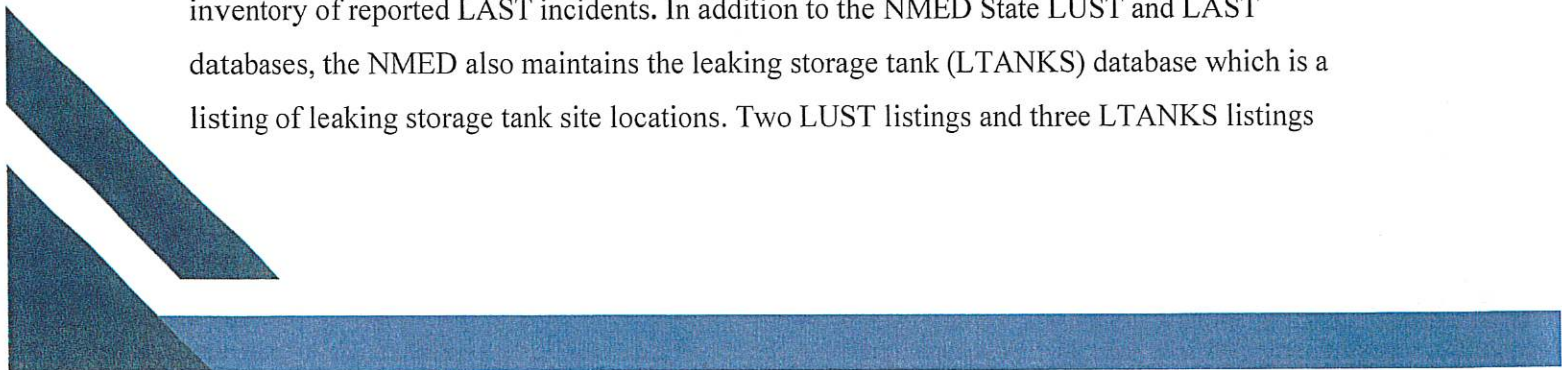
Table 4: Lists of State and Tribal Landfills and Solid Waste Disposal Facilities Summary

Facility Name	Facility Address	Estimated Distance (miles) and Direction	Hydraulic Gradient Relative to Subject Property
Cuchillo Landfill	100 North Date Street	0.226 WNW	Cross-gradient

The Cuchillo Landfill is located cross-gradient from the Subject Property and is, therefore, unlikely to have impacted the Subject Property.

Lists of State and Tribal Leaking Storage Tanks

The NMED maintains the LUST list, which contains an inventory of reported LUST incidents. The NMED also maintains the leaking aboveground storage tanks (LAST) list, which contains an inventory of reported LAST incidents. In addition to the NMED State LUST and LAST databases, the NMED also maintains the leaking storage tank (LTANKS) database which is a listing of leaking storage tank site locations. Two LUST listings and three LTANKS listings



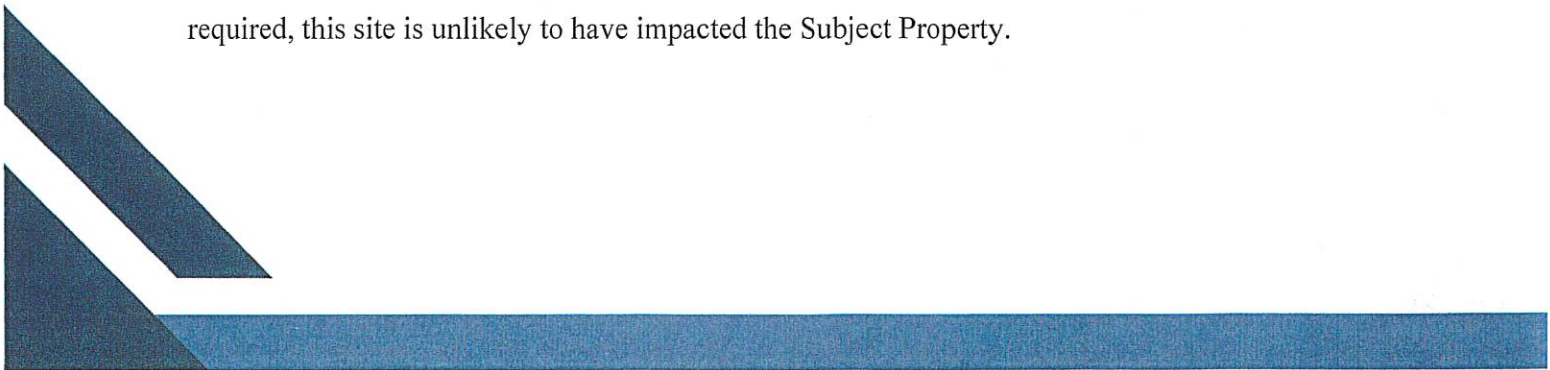
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were identified by EDR. Some of the LTANKS sites are also LUST sites. The following table provides a summary of leaking storage tank sites identified on or within 0.5 mile of the Subject Property:

Table 5: Lists of State and Tribal Leaking Storage Tanks Summary

Facility Name	Facility Address	Estimated Distance (miles) and Direction	Hydraulic Gradient Relative to Subject Property
City Warehouse T or C	400 E Riverside	Adjacent SW	Cross-gradient
Bell Gas T or C	300 North Broadway Street	0.347 WSW	Cross-gradient
Farm & Ranch Supply	417 Date St, Date and Fifth St	0.379 NNW	Upgradient

The City Warehouse T or C site is adjacent to and cross-gradient from the Subject Property. This site was listed on the LUST, LTANKS, UST, and TANKS databases. A suspected release was reported on 9/26/1990 after product inventory records indicated a loss of approximately 126 gallons of diesel. One 700-gallon waste oil UST, a 6,000-gallon diesel UST, a 6,000-gallon unleaded gasoline UST, a 4,000-gallon diesel, and a 500-gallon unleaded gasoline UST were removed on 2/25/1991. An inspector with the Underground Storage Tank Bureau’s Prevention and Inspection Program observed the removal and no evidence that a leak had occurred was identified. Soil samples were collected from the bottom of the pit and analyzed, and no petroleum hydrocarbons were detected above the method detection limit. The status was reported as No Further Action Required on 3/8/1991. As this site is downgradient and no further action is required, this site is unlikely to have impacted the Subject Property.



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The Farm & Ranch Supply site is approximately 0.379 miles upgradient from the Subject Property. This site was listed on the LUST, LTANKS, and TANKS databases. A confirmed release was reported on 11/16/1994 and the status was reported as No Further Action Required on 6/2/2004. Due to the distance of this site from the Subject Property and the status of this site, this site is unlikely to have impacted the Subject Property.

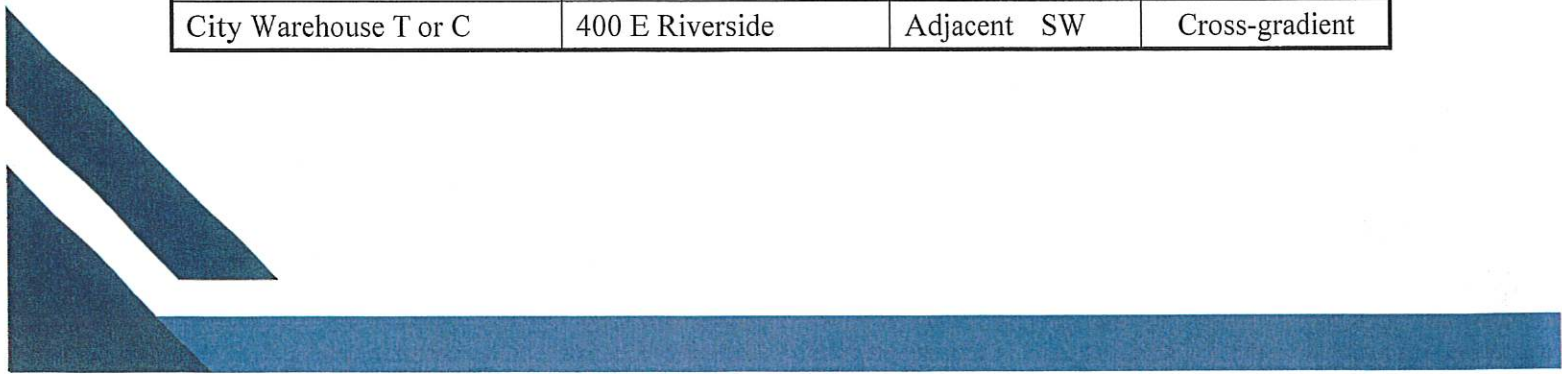
The Bell Gas T or C LTANKS site is cross-gradient from the Subject Property and is unlikely to have impacted the Subject Property.

Lists of State and Tribal Registered Storage Tanks

The NMED maintains the UST list, which contains an inventory of USTs regulated under Subtitle I of RCRA and that must be registered with the State. The NMED also maintains the aboveground storage tanks (AST) list, which contains an inventory of ASTs. In addition to the NMED State UST and AST databases, the NMED also maintains the storage tank facility (TANKS) database which is a listing of aboveground and underground storage tank site locations. EDR identified four UST listings and three TANKS listings. Some of the TANKS sites are also UST sites. Of the four UST and three TANKS listings identified by EDR as being within 0.25 mile of the Subject Property, Burns & McDonnell determined that only one of these sites is on or adjacent to the Subject Property as presented in the table below:

Table 6: Lists of State and Tribal Registered Storage Tanks Summary

Facility Name	Facility Address	Estimated Distance (miles) and Direction	Hydraulic Gradient Relative to Subject Property
City Warehouse T or C	400 E Riverside	Adjacent SW	Cross-gradient



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The City Warehouse T or C site is listed on the UST and TANKS databases, as well as the LUST and LTANKS databases, and is discussed above.

Freedom of Information Act (FOIA) Requests

Documentation related to FOIA requests and on-line records searches when such databases are available is included in Attachment D.

Fire Department Records

Burns & McDonnell submitted a FOIA request to Mr. Paul Tooley, Fire Chief, Truth or Consequences Fire Department to obtain copies of Fire Department records for the Subject Property; however, at the time of this report, Burns & McDonnell has not received the records requested.

USEPA

Burns & McDonnell accessed the USEPA's Facility Registry Service (FRS) Query website regarding the Subject Property's address. A search of the Subject Property returned no information; however, the site at 400 E Riverside was listed and the information provided is consistent with that identified above in the LUST section. The information obtained is presented in Attachment D.

State Environmental Agency

A FOIA request was submitted to the NMED requesting records for the Subject Property and for the adjacent property at 400 East Riverside. This request was forwarded to the following bureaus listed below; the respective responses are also presented:

- Ground Water Quality Bureau – This Bureau found no records relevant to the Subject Property.

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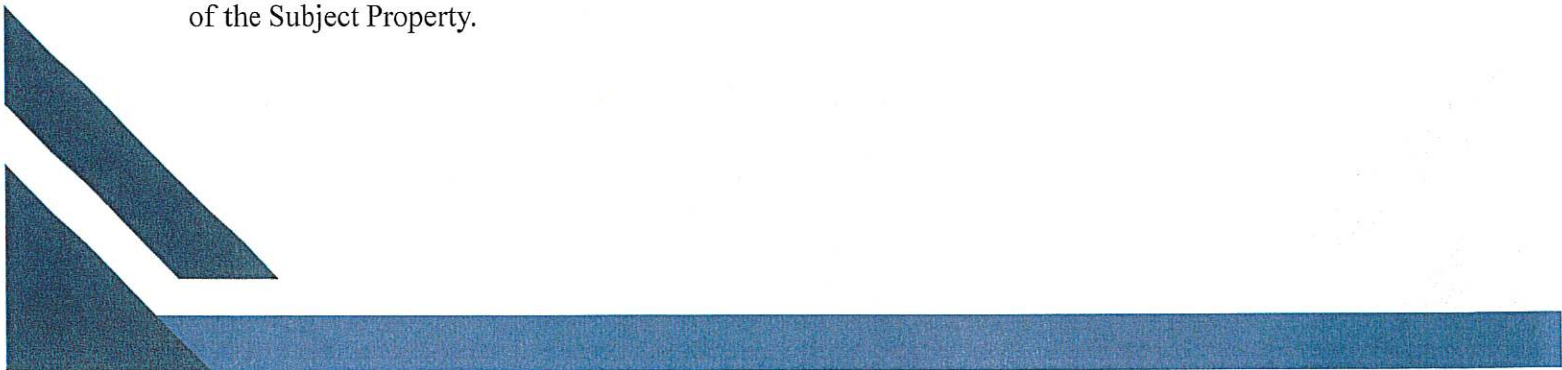
- Hazardous Waste Bureau – This Bureau found no records relevant to the Subject Property. Links to the Bureau’s spill records were provided, but no spills were identified on the Subject Property.
- Petroleum Storage Tank Bureau – The UST Registration, UST Closure, and a link to the No Further Action letter associated with the adjacent site at 400 E Riverside Street were provided as discussed above in the LUST section. Note that there were tank capacity discrepancies between the UST registration and the UST closure, but there is no reason to believe these discrepancies impacted the Subject Property. This Bureau found no records relevant to the Subject Property.
- Solid Waste Bureau – This Bureau found no records relevant to the Subject Property.

Sierra County

Burns & McDonnell accessed Sierra County’s Appraiser’s website to obtain information about the Subject Property. No information regarding the age of the structures on the Subject Property was available. The information obtained from the website is provided in Attachment D.

Summary of Past Uses of the Subject Property

Burns & McDonnell reviewed historical aerial photographs from Google Earth and historical topographic maps (Attachment E) and interviewed City personnel in order to identify the uses of the Subject Property back to 1940 or the first developed use of the Subject Property, whichever is earlier. Burns & McDonnell also attempted to obtain building permit records (Attachment F) and fire insurance maps (Attachment G), and tax map information (Attachment H), but none of this information was available through EDR. The following table summarizes the previous uses of the Subject Property.



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Table 7: Summary of Historic Uses of the Subject Property

Date or Date Range	Company and Use	Information Source
By 1916 to present	Truth or Consequences – various departments including the Electrical Department (offices, storage of electrical equipment, vehicle parking, substation) and Sanitation Department (warehouse and mechanical shop)	Aerial photographs, topographic maps, interview

Although there are no documented releases, it is possible that releases to the environment may have occurred during the Subject Property’s historical use as a mechanical shop.

Summary

Based on the information available for review, the Subject Property has been used by the City for offices, vehicle parking, warehousing parts and equipment, and vehicle maintenance since circa 1916. Based on a review of the EDR Radius Map™ Report dated May 4, 2023 and the assumption that groundwater follows the topography in the vicinity of the Site, it is unlikely that the Site has been impacted by any of the activities reported at nearby facilities. However, the Subject Property’s history as a mechanical shop is a potential environmental concern.



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Burns & McDonnell Engineering Company, Inc.,



Michelle R Beckman
Senior Environmental Scientist



Sarah Shea-Cahir
Quality Reviewer/Sr. Environmental
Engineer

Attachments

- Attachment A - Site Boundary Map
- Attachment B - Questionnaire Responses
- Attachment C - The EDR Radius Map™ Report with GeoCheck® Report
- Attachment D - Freedom of Information Act Requests and Responses
- Attachment E - Historical Topographic Maps
- Attachment F - Building Permit Report
- Attachment G - Fire Insurance Maps
- Attachment H - Tax Map





Attachment A
Site Boundary Map

Truth or Consequences

Shop, Warehouse, and Substation Property

Legend

-  404 E Joffre St
-  Truth Or Consequences Streets

404 E Joffre St

Approximate
Subject Property
Boundary

E Joffre St

S Pine St

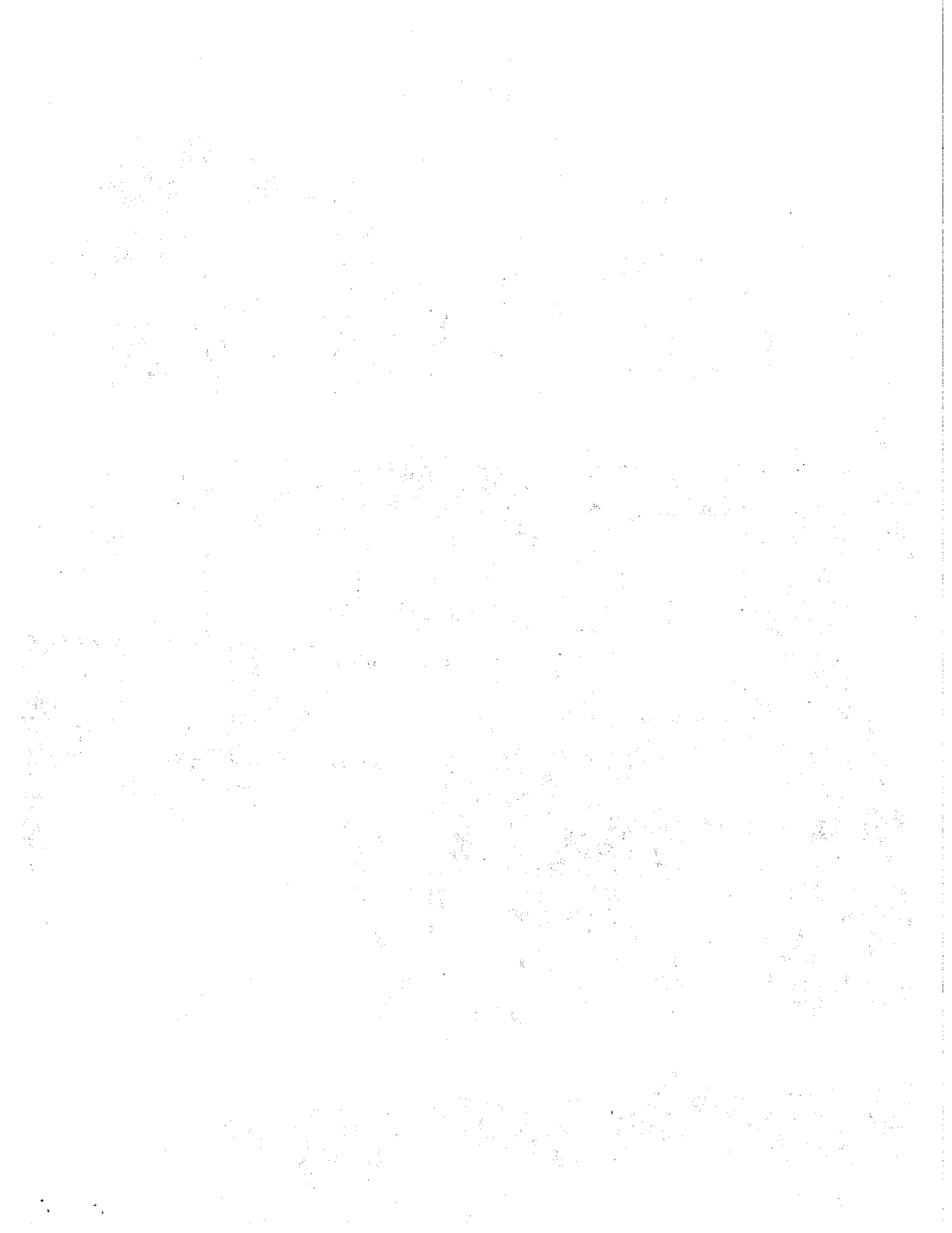
Truth Or Consequences Streets

Google Earth

Image © 2023 Airbus

200 ft





Denise

From: Paul Tooley <chief@torcfire.com>
Sent: Tuesday, July 4, 2023 7:06 AM
To: mbeckman@burnsmcd.com; Denise
Subject: 404 E. Joffre St.
Attachments: TorC Fire 2021022.pdf

Michelle,

Attached is the only fire incident at that property. The address on the incident report is Riverside Drive, but is property in question. This incident occurred in 2021 with only an electrical arc that shutdown the system. No hazmat or spill.

1. The Truth or Consequences Fire Department knows of **NO** underground/aboveground storage tanks.
2. **NO** known spills/release of hazardous materials.
3. See attached incident.
4. **NO** foams of any type have been used on the property.

Paul Tooley,
Chief

Truth or Consequences Volunteer Fire Department



TRUTH OR CONSEQUENCES
FIRE
DEPARTMENT



310 East 9th Ave.
 Truth or Consequences, NM 87901

(575) 894-2132 - Station • (575) 740-1640 - Chief

Incident Report: 2021022

Basic Information

Incident Number	Date/Time	Exp #	Incident Type
2021022	02/14/2021	0	445 - Arcing, shorted electrical equipment

Times:

Dispatch/Alarm	Enroute	Arrival	Controlled	Last Unit Cleared
02/14/21 07:50:00	02/14/21 07:51:00	02/14/21 08:06:00		02/14/21 08:08:00

Location:

302 E RIVERSIDE DR, Truth or Consequence, NM 87901

Details

Alarms: 1	District:
Shift:	Township: North
Station:	Census Tract:

Property Use: 642 - Electrical distribution	Haz Mat Release:
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Mixed Use Property:	Detector Status:
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Estimated Dollar Value and Losses

	PRE-INCIDENT VALUES	LOSSES
Property		
Contents		

Incident Actions

86 - Investigate

Responding Apparatus and Personnel

Lil Pauley

Primary Use at this Incident: 1 - Suppression

Dispatch	Enroute	Arrival	Cleared	In Quarters
02/14/21 07:50:00	02/14/21 07:51:00	02/14/21 08:06:00	02/14/21 08:08:00	

Personnel Responding on: Lil Pauley

Nielsen, Douglas	Firefighter
Brown, Dee	Firefighter
Hoskins, Ron	Asst. Chief
Baca, Peter	Firefighter

Rosie 1

Primary Use at this Incident: 1 - Suppression

Dispatch	Enroute	Arrival	Cleared	In Quarters
02/14/21 07:50:00	02/14/21 07:51:00	02/14/21 08:06:00	02/14/21 08:08:00	

Personnel Responding on: Rosie 1

Spencer, Brad	First Captain
Tooley, Paul	Chief
Weeks, Neal	Second Captain

Actions Taken by Apparatus

Apparatus: Lil Pauley

Apparatus: Rosie 1

Apparatus and Personnel Counts

	Suppression	EMS	Other
Apparatus	2	0	0
Personnel	7	0	0

Narratives

Title: Note 1

Narrative:

One line on high tension power line arching. Automatically shut down by itself. Electric dept arrived on scene.

Authorization

Report Completed:

Member Making Report: Weeks, Neal

Member Making Report Assignment:

Officer In Charge: Tooley, Paul

Officer In Charge Assignment:

Reviewed By:

Reviewed Date: