



**NEW MEXICO ENVIRONMENT DEPARTMENT
GROUND WATER QUALITY BUREAU**



**PUBLIC INVOLVEMENT PLAN
(PIP)**

Facility Name: American Pride Cleaners

Facility Location: 1349 San Mateo Boulevard
Albuquerque, New Mexico
Township 10N, Range 3E, Section 26

Latitude/longitude: 35.060394, -106.586759

County: Bernalillo

VRP Applicant: San Mateo Holdings, LLC
9125 Silverwood Drive NE
Albuquerque, New Mexico 87113

Agency: Ground Water Quality Bureau
Voluntary Remediation Section

GWQB Action: VRP Site No. 53231002

Bureau Contact: Rebecca Cook, VRP Project Manager
(505) 670-2135
rebecca.cook@env.nm.gov

Main bureau telephone number:
(505) 827-2900

EFFECTIVE DATE: June 2023

REVISION DATE: N/A

**Gail Cooke, Program Manager
Remediation Oversight Section, Ground Water Quality Bureau**

Element 1 – Public Involvement Plan (PIP) Overview

The New Mexico Environment Department (NMED or Department), Ground Water Quality Bureau (Bureau) has developed this PIP for the Voluntary Remediation Program (VRP) site located at 1349 San Mateo Boulevard SE. This VRP site is referred to as the **American Pride Cleaners site** or **VRP Site No. 53231002**.

The purpose of this PIP is to provide public participation opportunities and information that may be needed for the community to participate in the Voluntary Remediation process for this site. This PIP identifies information about the community and resources needed by the Bureau to incorporate community participation activities into the decision-making process. This PIP is developed in accordance with the Department's *Public Participation Policy* (Policy 07-13 or Policy), and incorporates the requirements of the Policy, as well as applicable regulatory and statutory public participation requirements.

This PIP implements the “elements” set forth in the Policy. Those elements include:

1. An overview of the Public Involvement Plan for the community affected by the activity;
2. Bureau contact names and contact information, specifically for Limited English Proficiency (LEP) language assistance services (e.g., translation, interpreters) or for disability accommodations;
3. A summary of the regulatory public participation framework associated with the Voluntary Remediation process;
4. A description of community/stakeholder groups based on results of a preliminary environmental justice (EJ) screening; and
5. Details about planned public outreach activities.

In developing this PIP, community participation needs were assessed to ensure appropriate public outreach. This was accomplished by using the U.S. Environmental Protection Agency's (EPA) Environmental Justice Screening and Mapping Tool (EJSCREEN) to identify whether there is a combination of environmental and demographic factors that may impact public participation (e.g., low income community, minority community, LEP individuals, linguistically isolated households). Because the community located near the American Pride Cleaners site includes a significant percentage of Spanish speakers, the Bureau will provide appropriate information in both English and Spanish.

The Bureau plans to conduct the public involvement activities related to the Voluntary Remediation process outlined in Table 1 - *Public Involvement Activities*. The activity timeline and dates are tentative and subject to change.

Table 1 - Public Involvement Activities

Activity	Date
Placement of a hardcopy of the PIP in the local NMED office: Harold Runnels Building Room N2250 1190 Saint Francis Drive Santa Fe, NM 87502	June 2023
Public Notice <i>See Table of Mandated Public Involvement Activities at the end of this PIP for details.</i>	June 2023
Public Meeting Notice <i>(Only if requested by public as part of initial public notice</i> <i>See Table of Mandated Public Involvement Activities for details.</i>	TBD

All notices for upcoming meetings or hearings, if applicable will include a statement that any person who requires assistance, an interpreter, or an auxiliary aid to participate in the process may contact a specifically identified Department person to request those services. Requested interpretation services during the meeting and accommodations or services for persons with disabilities will be arranged to the extent possible.

This PIP is a “living” document that may be amended for numerous reasons, including the consideration of public comments and feedback.

Element 2 – Bureau Contact Information

PIP Specific Contacts

The Bureau contact for this Voluntary Remediation site is:

Rebecca Cook, Project Manager
NMED Ground Water Quality Bureau
P.O. Box 5469
Santa Fe, New Mexico 87502-5469
(505) 670-2135
rebecca.cook@env.nm.gov

Non-English Language Speaker Assistance

All public notices will contain a statement that non-English speakers may call the Bureau contact listed above and request language assistance in order to learn more about this VRP site or VRP process. Arrangements may be made for document translation or interpretation related to the process as necessary and as resources allow.

Individuals with Disabilities Assistance

All public notices will contain a statement that disabled individuals may call the Bureau contact listed above and request assistance needed to participate in activities associated with the process.

The following information will be provided in public notices so that hearing-impaired callers can contact the Bureau and ask questions about the activity or proceeding: Toll-free numbers are available for TDD or TTY users to access the New Mexico Relay network (for deaf or hearing-impaired callers), 1-800-659-1779; TTY users: 1-800-659-8331.

Websites

Outreach materials and notices will include links to the following website, where the Agency's public notices and PIP information are posted:

<https://www.env.nm.gov/public-notices/>

Element 3 – Regulatory Framework for Public Participation Related to the Voluntary Remediation Process

The public participation regulatory framework associated with the VRP process is identified in the *Table of Mandated Public Involvement Activities* at the end of this PIP. The Table identifies activities subject to statutory or regulatory deadlines, the associated regulatory requirements, and the associated dates or time periods.

Element 4 – Description of Community/Stakeholder Groups Based on the EJSCREEN

EJSCREEN Summary

To provide for adequate public participation opportunities and meaningful involvement of persons in the Voluntary Remediation process, the affected communities must first be identified, informed about proposed environmental actions affecting the community, and invited to share their comments and concerns. The EJSCREEN tool developed by the U.S. Environmental Protection Agency (EPA) helps identify communities that are low income, have minority populations, and have limited English proficiency that may benefit from a variety of approaches for notification and

outreach communication. This information is used to help plan for the community’s involvement in the public process for environmental activities or actions. In addition to the EJSCREEN results, the Bureau may consider additional information such as the U.S. Census Bureau website or NMED’s EJ Mapping Tool.

The Bureau considers the affected community to be those persons living within a 4-mile radius of the VRP site. VRP site No. 53231002 is located in Albuquerque; therefore, a four-mile radius was utilized. The results of the EJSCREEN American Community Survey (ACS) Summary Report (attached to this PIP) are summarized in the table below.

Table 3 - EJSCREEN Results for the Affected Community

Total population	129,307
Total number of households	56,723
Percentage minority population	62%
Percentage Hispanic population	47%
Percentage of the population by race	Population reporting one race: White: 67% Black: 4% American Indian: 5% Asian: 4% Pacific Islander: 0% Some Other Race: 11%
Total number of persons greater than the age of five who speak English “less than very well”	11,067
Percentage of persons greater than the age of five who speak English “less than very well”	9%
Total number of linguistically isolated households	3,089
Percentage of linguistically isolated households (Total number of linguistically isolated households ÷ total number of households X 100)	5.44%
Languages by percentage in linguistically isolated households	Spanish:74% Other Indo-European languages:.....8% Asian-Pacific Island languages:13% Other languages:4%
Percent linguistically isolated population, New Mexico*:	5.1%
Per capita income	\$26,838

Per capita income, USA**	\$35,384
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* U.S. Census Bureau. 2020 American Community Survey 5-Year Estimates, Table S1602. Limited English-Speaking Households.

<https://data.census.gov/cedsci/table?q=S1602%3A%20LIMITED%20ENGLISH%20SPEAKING%20HOUSEHOLDS&g=0400000US35&tid=ACST5Y2020.S1602> (date of access: 5/4/2022).

** U.S. Census Bureau. 2020 American Community Survey 5-Year Estimates, Table B19301. Per Capita Income in the Past 12 Months (In 2020 Inflation-Adjusted Dollars).

<https://data.census.gov/cedsci/table?q=per%20capita%20income&tid=ACSDT5Y2020.B19301>. (Date of access: 5/4/2022).

The EJSCREEN results indicate that for the affected community the proportion of the population with limited English proficiency (LEP) is significant, and that the predominant non-English language is Spanish. The Bureau has therefore performed a LEP assessment for the community and attaches that assessment to this PIP.

Because the affected community has a significant percentage of persons with difficulties communicating in English, the Bureau will consider the language and communication needs of this community when conducting public outreach and participation activities. To accomplish this the Bureau, to the extent its budget and time limitations allow, will provide the same information in Spanish as in English in public comment notices, public meeting notices, and other announcements and will strive to make public participation efforts as inclusive as possible. See Element 5 for more specifics on the public outreach and participation activities.

Element 5 – Detailed Actions and Outreach Activities with the Affected Public

Public involvement activities required by statute or regulation associated with the Voluntary Remediation process are listed in the *Table 2 of Mandated Public Involvement Activities*.

Public Participation – Outreach Activities

The Bureau will conduct the following outreach activities associated with the Voluntary Remediation process:

- Placement of this PIP on the Bureau website and in nearby NMED office
- Notice posted on NMED website
- Document repositories
- Public meetings, as determined by the Secretary

Newspapers utilized in the notification process include:

- Statewide circulation (English & Spanish): Albuquerque Journal

Local, state, and federal government agencies, tribal entities, colonias, and land grant officials will be notified about the voluntary remediation. A list of the agencies and officials notified can be provided upon request.

Indian Tribes, Pueblos and Nations will be notified about the voluntary remediation through the contacts maintained by the Indian Affairs Department at the following URLs:

<https://www.iad.state.nm.us/pueblo-tribes-and-nations/apaches/>

<https://www.iad.state.nm.us/pueblo-tribes-and-nations/navajo/>

<https://www.iad.state.nm.us/pueblo-tribes-and-nations/pueblos/>

Timelines and methods for submitting public comments are specified in the *Table 2 - Mandated Public Involvement Activities*. Final documents will be available from the Bureau's contact identified in Element 2 of this PIP.

Postal Mailing or E-Mailing of Notices to Persons on the Facility-Specific Mailing List

The Bureau solicits the names and contact information of interested parties with all public notices. The Bureau maintains those names on a Facility-Specific Mailing List and provides the individuals with information about regulatory activities for the facility. Individuals, organizations, and other interested parties are added to the mailing list as requested. All public notices will contain a statement directing interested individuals to contact the Bureau contact for this permit if they want to be added to the facility specific mailing list.

PIP Contingency Plan

During a public health emergency or other unforeseen event outside the control of the Department, the Department will make every effort to ensure the public remains involved in and informed of the decision making and permit processes. The purpose of this PIP Contingency Plan is in part to address circumstances when public spaces are closed because of potential human exposure risks. The Department will attempt to identify and utilize alternate methods of document delivery to the public and public viewing when conventional methods and locations are unavailable. When it is unsafe to utilize the physical PIP and document repositories, the Department will consider utilizing electronic delivery methods deemed appropriate for the permitting action. While operating under the PIP Contingency Plan, the public notice will include a statement specifying that the PIP Contingency Plan is in effect and that, "instead of placing a copy of the PIP for this permitting action in a public location, NMED will make the PIP available to the community by sending the PIP by email or US mail to any community member requesting a copy. An individual may request a copy of the PIP utilizing the Bureau contact information in this public notice. When making such a request, please specify how you would like the document

delivered. If you request a copy of a PIP, you will receive a revised PIP should the PIP be updated in the future.” During the times of potential human exposure risks and the resultant implementation of this PIP Contingency Plan, public meetings and hearings will only be held when or through means by which the Department can ensure the public’s health and safety and this PIP can be fully adhered to.

Table of Mandated Public Involvement Activities

Activity	Dates
<p>Public Notice & Comment Period: NMAC 20.6.3.300.B(1) The applicant must post the public notice and make the proposed Voluntary Remediation Agreement available for public review and comment. Interested parties may submit comments to the Department concerning the proposed Agreement. Interested parties may submit a request for public meeting.</p> <ul style="list-style-type: none"> • Notice posted on-site • Newspaper ads • Notice to government agencies • Notice to interested parties • NMED website: https://www.env.nm.gov/public-notices/ 	<p>The proposed Voluntary Remediation Agreement shall be made available for public review within ten (10) calendar days of the receipt of the Conditional Eligibility Determination from the Department</p> <p>Public comment period is at least thirty (30) calendar days following the newspaper publication of the Public Notice</p>
<p>Public Meeting Notice: NMAC 20.6.3.300.B(4-5) If a public meeting is requested during the initial public notice and comment period and if the Secretary determines that there is significant public interest, the applicant shall mail a notice of the time and place of the meeting to all persons who have submitted written comments or a request for public meeting.</p> <ul style="list-style-type: none"> • Newspaper ads • Notice to interested parties • NMED website: https://www.env.nm.gov/public-notices/ 	<p>At least ten (10) calendar days before the public meeting</p>
<p>Notice of Determination NMAC 20.6.3.300.E A notice of determination shall be mailed to the applicant and all persons who presented written and oral comments at public hearing indicating whether the proposed Voluntary Remediation Agreement has been approved, approved with modifications, or disapproved.</p>	<p>Within thirty (30) calendar days of the final determination that the applicant is eligible</p>

<p>Additional Public Participation NMAC 20.6.3.300.G If requested, interested parties will be kept informed of the availability of key project submittals related to the voluntary remediation activities. Such submittals will be made available for public review and comment by the Department upon request.</p>	<p>After execution of the Voluntary Remediation Agreement</p>
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Attachments

- Attachment 1 - LEP Assessment
- Attachment 2 - A copy of the EJSCREEN ACS Summary Report, and a map showing the area evaluated

ATTACHMENT 1

Limited English Proficiency (LEP) Assessment

Facility: American Pride Cleaners, VRP Site No. 53231002

Factor 1: The Number and Proportion of LEP Individuals Eligible to be Served or Likely to be Encountered in Community of Concern

See Public Involvement Plan (PIP), Table of EJSCREEN Results for the Affected Community.

Conclusions:

1. The number of LEP individuals (persons over the age of 5 who speak English “less than very well” in the affected community) is 11,067;
2. The percentage of LEP individuals in the affected community is 9%;
3. The percentage of linguistically isolated households is 5.44%, which is somewhat greater than the statewide average;
4. Spanish is the predominant non-English language spoken by LEP persons; and
5. Historical participation: The Bureau maintains a facility-specific mailing list. No one has requested to be placed on a facility-specific mailing list. A review of the administrative record for this facility indicates limited public interest/participation overall during the past 10 years. The review found a limited record of participation by the LEP community.

Factor 2: Frequency with which LEP Individuals Might Come in Contact with the Program

Contact with the VRP would occur when an application is under review. The applicant provides notice to the public and the GWQB encourages participation. Individuals may participate by requesting information, submitting comments on the VRA and the preliminary Voluntary Remediation Work Plan, requesting hearings, and taking part in hearings. Some sites generate considerable public interest, but participation is low for most sites. Historical participation in VRP activities for this facility is summarized under Factor 1.

Conclusion:

LEP participation and overall public interest in this facility have been limited historically. Based on this record, the Bureau considers the potential for LEP contact with the permitting process to be “infrequent.”

Factor 3: Nature and Importance of the Activity or Service Provided by the Program

The Voluntary Remediation activity is deemed by the GWQB to be “important” to NMED, the impacted community, and the State of New Mexico. The VRP activity is important to NMED because it establishes site-specific requirements that must be met to ensure protection of public health and groundwater quality and provides a means to enforce those requirements. The VRP

activity is important to the impacted community because abandoned, blighted, and potentially contaminated property can pose environmental risks to the surrounding community. The VRP activity is important to the State of New Mexico because state oversight of voluntary assessment/cleanup of contaminated sites ensures that the State's limited groundwater resources are not impacted.

Conclusion:

The GWQB considers the VRP activity "important" to NMED, to the state as a whole, and to the impacted community.

Factor 4: Resources Available to NMED for LEP Services and Associated Costs

For outreach to LEP communities associated with this VRP action, NMED employs an in-house Spanish translator/interpreter and utilizes a phone interpretation service to assist during direct communication between LEP individuals and NMED staff. The costs of newspaper publication of public notice and public meeting or hearing costs are borne by the applicant. The GWQB will provide interpretive services if needed.

Conclusion:

The Bureau can accommodate the costs of the LEP services identified in this plan. If additional services are requested, the budgetary implications will be reviewed.

LEP Services Plan:

The Bureau plans to:

1. Translate the Public Notice and any subsequent public notices into Spanish,
2. Provide interpretive services at any public meeting or public hearing, if requested.
3. Interact with members of the LEP community using certified interpreters, when needed.

The Bureau will consider requests from members of the affected community for additional LEP services.

Location: User-specified point center at 35.060387, -106.586777

Ring (buffer): 4-miles radius

Description: American Pride Cleaners

Summary of ACS Estimates		2016 - 2020		
Population		129,307		
Population Density (per sq. mile)		2,574		
People of Color Population		80,744		
% People of Color Population		62%		
Households		56,723		
Housing Units		63,152		
Housing Units Built Before 1950		11,096		
Per Capita Income		26,838		
Land Area (sq. miles) (Source: SF1)		50.23		
% Land Area		99%		
Water Area (sq. miles) (Source: SF1)		0.26		
% Water Area		1%		
		2016 - 2020 ACS Estimates	Percent	MOE (±)
Population by Race				
Total		129,307	100%	1,023
Population Reporting One Race		117,292	91%	3,432
White		86,723	67%	944
Black		5,032	4%	362
American Indian		6,530	5%	836
Asian		4,899	4%	330
Pacific Islander		163	0%	140
Some Other Race		13,946	11%	820
Population Reporting Two or More Races		12,016	9%	638
Total Hispanic Population		60,996	47%	937
Total Non-Hispanic Population		68,311		
White Alone		48,564	38%	642
Black Alone		4,296	3%	303
American Indian Alone		5,414	4%	811
Non-Hispanic Asian Alone		4,427	3%	330
Pacific Islander Alone		117	0%	140
Other Race Alone		602	0%	208
Two or More Races Alone		4,891	4%	340
Population by Sex				
Male		65,767	51%	739
Female		63,540	49%	645
Population by Age				
Age 0-4		7,996	6%	465
Age 0-17		26,243	20%	550
Age 18+		103,064	80%	529
Age 65+		18,980	15%	340

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS) 2016 - 2020

Location: User-specified point center at 35.060387, -106.586777

Ring (buffer): 4-miles radius

Description: American Pride Cleaners

	2016 - 2020 ACS Estimates	Percent	MOE (±)
Population 25+ by Educational Attainment			
Total	88,616	100%	543
Less than 9th Grade	4,328	5%	173
9th - 12th Grade, No Diploma	5,545	6%	220
High School Graduate	19,593	22%	279
Some College, No Degree	19,917	22%	343
Associate Degree	7,191	8%	429
Bachelor's Degree or more	32,042	36%	363
Population Age 5+ Years by Ability to Speak English			
Total	121,311	100%	862
Speak only English	83,561	69%	599
Non-English at Home ¹⁺²⁺³⁺⁴	37,750	31%	708
¹ Speak English "very well"	26,683	22%	418
² Speak English "well"	5,436	4%	412
³ Speak English "not well"	3,876	3%	294
⁴ Speak English "not at all"	1,756	1%	182
³⁺⁴ Speak English "less than well"	5,631	5%	322
²⁺³⁺⁴ Speak English "less than very well"	11,067	9%	523
Linguistically Isolated Households*			
Total	3,089	100%	174
Speak Spanish	2,301	74%	174
Speak Other Indo-European Languages	250	8%	112
Speak Asian-Pacific Island Languages	411	13%	100
Speak Other Languages	127	4%	47
Households by Household Income			
Household Income Base	56,723	100%	423
< \$15,000	10,884	19%	437
\$15,000 - \$25,000	7,447	13%	195
\$25,000 - \$50,000	15,912	28%	311
\$50,000 - \$75,000	8,596	15%	276
\$75,000 +	13,884	24%	275
Occupied Housing Units by Tenure			
Total	56,723	100%	423
Owner Occupied	26,069	46%	347
Renter Occupied	30,654	54%	423
Employed Population Age 16+ Years			
Total	105,923	100%	669
In Labor Force	66,096	62%	645
Civilian Unemployed in Labor Force	3,614	3%	217
Not In Labor Force	39,827	38%	442

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of anyrace.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS)

*Households in which no one 14 and over speaks English "very well" or speaks English only.

Location: User-specified point center at 35.060387, -106.586777

Ring (buffer): 4-miles radius

Description: American Pride Cleaners

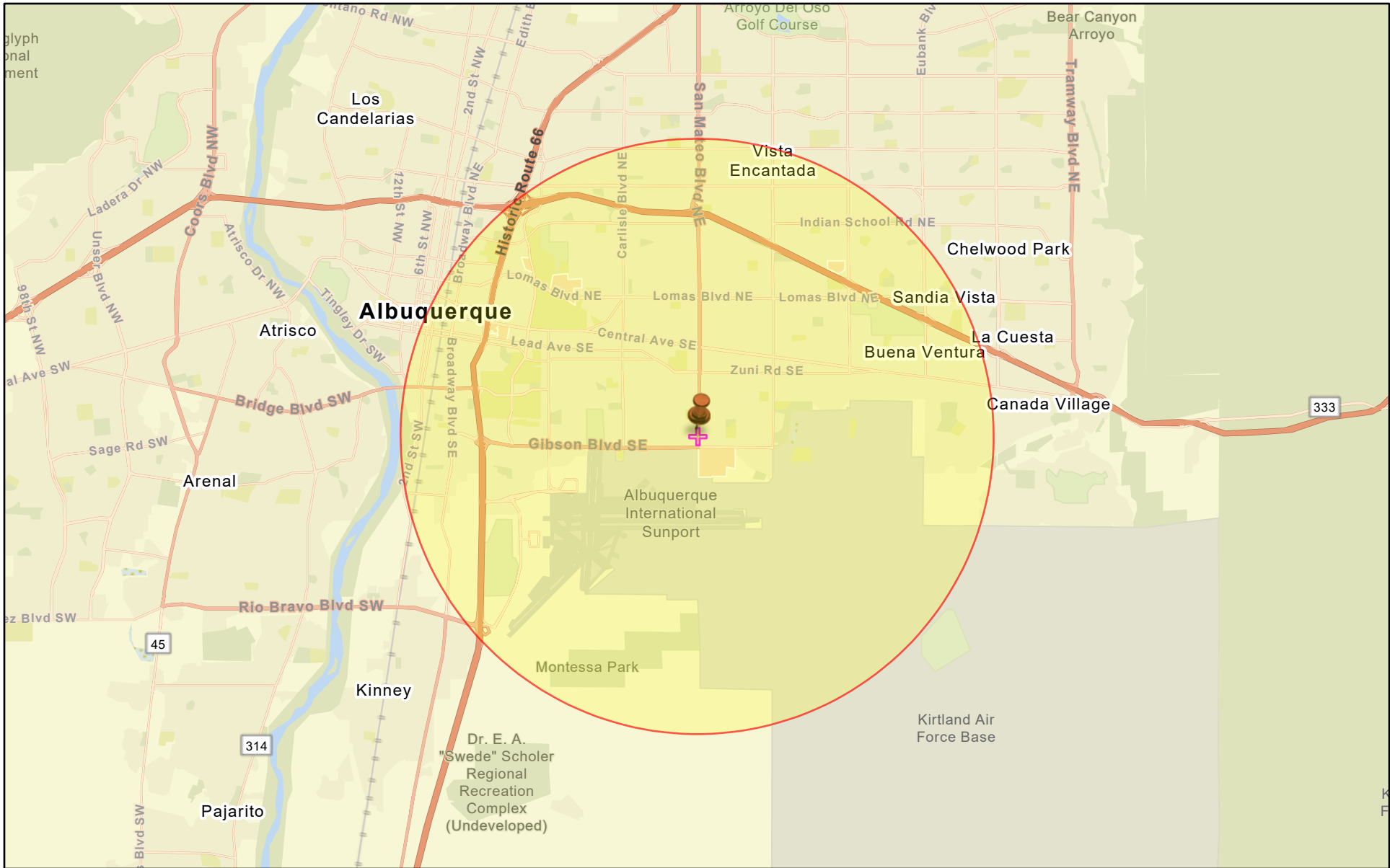
	2016 - 2020 ACS Estimates	Percent	MOE (±)
Population by Language Spoken at Home*			
Total (persons age 5 and above)	123,254	100%	1,107
English	85,225	69%	1,068
Spanish	28,421	23%	746
French, Haitian, or Cajun	449	0%	204
German or other West Germanic	587	0%	106
Russian, Polish, or Other Slavic	414	0%	246
Other Indo-European	1,107	1%	204
Korean	323	0%	282
Chinese (including Mandarin, Cantonese)	792	1%	225
Vietnamese	1,107	1%	306
Tagalog (including Filipino)	319	0%	111
Other Asian and Pacific Island	662	1%	255
Arabic	260	0%	154
Other and Unspecified	3,588	3%	641
Total Non-English	38,029	31%	1,538

Data Note: Detail may not sum to totals due to rounding. Hispanic population can be of any race.

N/A means not available. **Source:** U.S. Census Bureau, American Community Survey (ACS) 2016 - 2020.

*Population by Language Spoken at Home is available at the census tract summary level and up.

American Pride Cleaners



6/14/2023

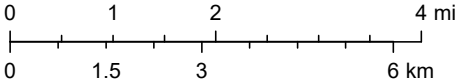


American Pride Cleaners



Search Result (point)

1:144,448



New Mexico State University, City of Albuquerque, Bernalillo County, NM, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, GeoTechnologies,