

**COMMUNITY RELATIONS PLAN
BROWNFIELD CLEANUP PROJECT**

**ACOMITA DAY SCHOOL SITE
294 PUEBLO ROAD
PUEBLO OF ACOMA, NEW MEXICO**

PREPARED FOR:

**REMEDIATION OVERSIGHT SECTION
NEW MEXICO ENVIRONMENT
DEPARTMENT**

May 2024



Souder, Miller & Associates
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**COMMUNITY RELATIONS PLAN
ACOMITA DAY SCHOOL, PUEBLO OF ACOMA, NM
BROWNFIELDS CLEANUP PROJECT**

May 2024

Overview of the Community Relations Plan

This Community Relations Plan (CRP) was prepared to facilitate communications within the community and to encourage community involvement in the cleanup planning of the former Acomita Day School located at 294 Pueblo Road in Pueblo of Acoma, Cibola County, New Mexico (site).

The public relations process will communicate project status and solicit public input on the site cleanup from project stakeholders and residents. Public outreach will inform the public on key issues identified during the cleanup and reuse planning process. The long-term success of the cleanup and ultimate redevelopment of the former Acomita Day School will be enhanced by informed citizens' involvement during the cleanup and redevelopment planning process.

Spokespersons and Information Repository

The primary spokesperson for this project is:

Donna Martinez, Program Coordinator
Acoma Environment Department
Pueblo of Acoma
505.552.5161
dmartinez@posmail.org

The information repository for this project, including the environmental assessments, cleanup plans, and other environmental information is located at:

Pueblo of Acoma Community Center
25 Pinsbaari Dr.
Acoma Pueblo, NM 87034

Public meetings will be held at:

Pueblo of Acoma Community Center
25 Pinsbaari Dr.
Acoma Pueblo, NM 87034



Site Description and History

The site consists of approximately 1.1 acres at 294 Pueblo Road in Pueblo of Acoma, Cibola County, New Mexico. The site includes five buildings and two storage sheds. The site is unoccupied but was previously occupied by the Acomita Day School. Buildings on the site were formerly occupied by administrative offices, a cafeteria (formerly offices), a dispensary, classrooms, and a printing press. The buildings were reported to have been constructed in the 1920's or 1930's.

Nature of Threat to Public Health and Environment

Based on the document *Phase I Environmental Site Assessment, Vacant Former Acomita Day School*, (AECOM, April 23, 2018) the past use of one building as a printing press was considered a recognized environmental condition. AECOM indicated there was a potential for contamination from chemicals related to the printing press via vapor intrusion and wastewater treatment and discharge in the septic system. AECOM further recommended asbestos and lead-based paint surveys be performed prior to renovation or demolition activities.

AECOM performed a Phase II Environmental Site Assessment to evaluate the presence/absence of contamination related to the former printing press operations on site (AECOM, December 10, 2020). Soil samples were collected adjacent to the wastewater line and septic tank and a water sample was collected from the septic tank. None of the samples contained detectable concentrations of contaminants of concern.

SMA performed a Limited Phase II Environmental Site Assessment for asbestos-containing material (ACM) and lead-based paint (LBP) which identified ACM and LBP in each of the five major buildings on the Acomita Day School property (SMA, December 16, 2021).

Remedial actions are necessary at the site to abate the ACM and LBP present in site structures.

Proposed Remediation Plan

The cleanup plan includes the abatement of ACM and LBP found throughout site structures and the demolition of all five single-story buildings (administrative office, cafeteria, dispensary, printing press, and classrooms). The removal of ACM found in exterior stucco of the cafeteria building is most critical as the building has observable structural damage including failed exterior walls and roof, causing community health and safety concerns. ACM found in exterior stucco and/or roofing paper with tar of the remaining four buildings (classroom, printing press, dispensary, and administrative offices) also poses health concerns to the Pueblo of Acoma residents. The removal of LBP found in all five site buildings including on exterior features such as: exterior window components, exterior painted walls, and exterior door components, will be completed prior to interior cleanup activities.

The removal of ACM including linoleum and tile flooring within the dispensary and cafeteria buildings will follow exterior cleanup activities. LBP identified on various features throughout the interior of all site five buildings will also be removed prior to their demolition.

An Analysis of Brownfields Cleanup Alternatives (ABCA) will be completed prior to initiation of cleanup activities and is subject to public comment. The final selected cleanup alternative will be implemented in accordance with all applicable state, federal and pueblo regulations to assure protection of public health and the environment.

Future Site Use

The Pueblo of Acoma plans to redevelop the site. Specific plans have not been completed.

Community Background

The Pueblo of Acoma is located approximately 60 miles west of Albuquerque in Cibola County, New Mexico. According to the 2020 US Census ([Acoma Pueblo - Profile data - Census Reporter](#)), the Acoma Pueblo is a community of approximately 2,982 residents with more than 1,100 housing units, 94% of which are owner occupied vs. renter occupied.

The Pueblo of Acoma is a federally recognized Native American Tribe that is made up of four communities: Sky City, Acomita, Anzac, and McCartys. The pueblo encompasses approximately 431,664 acres, inhabited by the Acoma People circa 1150 A.D. Predominant land use throughout the pueblo would be considered agricultural grazing and mixed residential and commercial.

Socioeconomic data indicate the following:

Median Age	39 years old
Median Household Income	\$52,667
Native	85%
Hispanic	7%
White	3%
Other or Multiple Race	5%

The Acomita Day School site is comprised of five buildings within the Acomita community of the Pueblo of Acoma located in the northeastern portion of Cibola County off Interstate-40. According to the 2000 census 288 people reside in Acomita with approximately 90 households. The majority of the residents commute to surrounding communities for employment, with the exception of employment provided by the Pueblo and service industry jobs generated by the I-40 travelers.

Proposed Community Involvement and Outreach Activities

This section outlines the activities that will be completed to facilitate the Pueblo of Acoma community involvement of the Acomita Day School project, including issuing public notice and making the project planning documents available to the affected community.

The Acomita Day School cleanup project was discussed at a meeting of Pueblo Tribal Leadership and Tribal Council on November 17, 2023, and again at a general meeting of the community on November 26, 2023.

An administrative record, including hard copies of all project planning documents, will be established at the Acoma Environment Department. Placing the documents at the Pueblo of Acoma Community Center will ensure that the public is able to access and comment on the proposed environmental cleanup. The project planning documents will provide analysis of various cleanup options, documentation of the chosen cleanup option, all property investigation reports, the cleanup plan, and cleanup standards used. Documents available for review will include the following:

- Phase I Environmental Site Assessment (ESA)
- Phase II ESA – former printing press area
- Phase II ESA – ACM and LBP sitewide
- Community Relations Plan (CRP)
- Analysis of Brownfield Cleanup Alternatives (ABCA)
- Quality Assurance Project Plan (QAPP)
- Final cleanup report

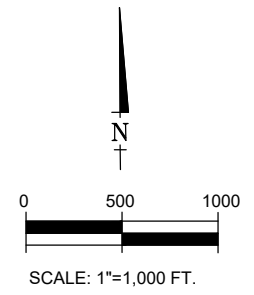
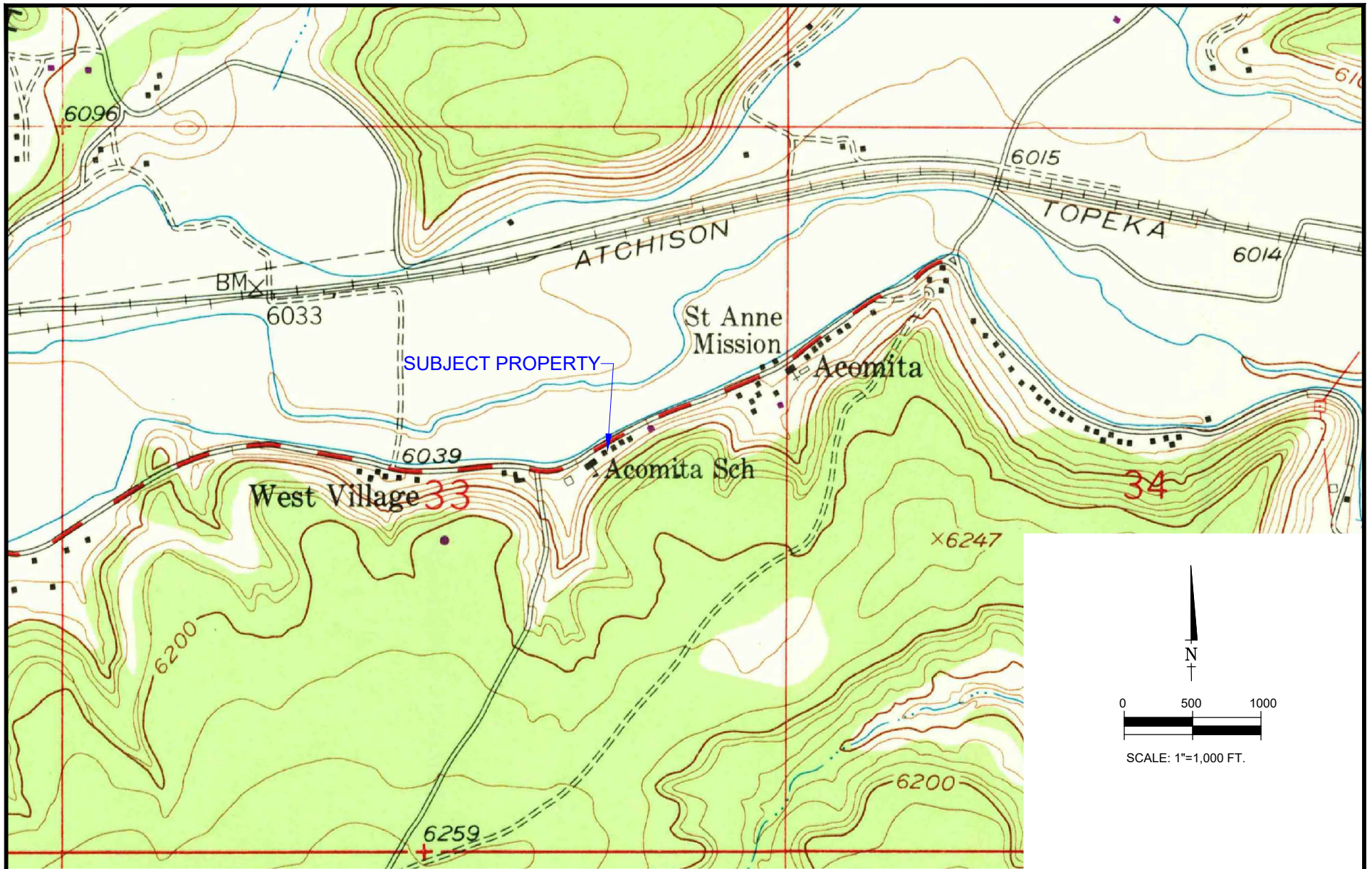
A 30-day public comment period will occur after Pueblo of Acoma, EPA and NMED have provided review and comment of the Draft CRP and Draft ABCA. The public notice will be completed in accordance with Pueblo of Acoma's standard operating procedures for public notice. This may include notice of available information on the Pueblo of Acoma website, posting of flyers in public locations, and public meeting(s), as deemed necessary. The public notice will include contact information for the project manager, as well as the address for the Information Repository, where the project materials are available for review. Responses to any public comments that are received, any changes to the cleanup plan, and final verification that cleanup is complete will be included within the Information Repository.

In order to facilitate ongoing community involvement during the project, the Pueblo of Acoma will post regular updates to the website including information on who to contact with questions, comments and concerns. Questions will be answered in a timely manner and the Q&A will also be posted. Updates will also address milestones and future public meetings to encourage public participation and maintain an open dialog with the community. A public meeting will be held when the final redevelopment plans have been completed to explain the plan and solicit additional comments and/or concerns.

Community Involvement Chronology and Scheduling

- November 17, 2023 – Tribal Leaders and Tribal Council Meeting
- November 26, 2023 – General Meeting of Community
- TBD – Public Notice of 30-day comment period on CRP, ABCA

Figures



Basemap from Cubero, NM, USGS Quadrangle (1971)



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ACOMITA DAY SCHOOL - VICINITY MAP

Drawn AJE	Checked SAM	Approved SAM
Date: FEBRUARY 2024		
Scale: Horiz: 1"= 1,000' Vert: NA		
Project No: 1432164		
Sheet:		FIGURE 1



Aerial Photo Courtesy of Google Earth (Image date: 4/7/2019)



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ACOMITA DAY SCHOOL - ASBESTOS DATA

Drawn AJE	Checked SAM	Approved SAM
Date: FEBRUARY 2024		
Scale: Horiz: 1" = 500' Vert: NA		
Project No: 1432164		
Sheet: FIGURE 2		

Appendix A – Draft Public Notice

PUBLIC NOTICE
ANALYSIS OF BROWNFIELDS CLEANUP ALTERNATIVES and COMMUNITY RELATIONS PLAN

The New Mexico Environment Department (NMED) gives NOTICE OF THE OPPORTUNITY FOR PUBLIC REVIEW AND COMMENT of the Analysis of Brownfield Cleanup Alternatives (ABCA), Community Relations Plan (CRP) and Administrative Record for the former Acomita Day School site located at 294 Pueblo Road in Pueblo of Acoma, Cibola County, New Mexico.

A Brownfield is a property which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The former Acomita Day School site contains asbestos and lead-based paint. The purpose of an ABCA is to provide information about contamination issues at the property and evaluate the effectiveness, implementability and cost of different cleanup options. The purpose of a CRP is to facilitate communications within the community and to encourage community involvement in the cleanup planning. The Administrative Record contains all documents related to the Brownfields cleanup project.

NMED will allow until **DATE, MONTH 2024** to receive written comments pertaining to the ABCA and CRP. Any person may submit written comments and/or request a public meeting by writing to NMED no later than 30 days after the date of this publication. If NMED determines a significant degree of public interest exists, it will schedule the meeting and give notice of the date, time and place.

The ABCA, CRP and Administrative Record are available for review during normal business hours (Monday-Friday, 8:00 AM-4:30 PM) at Pueblo of Acoma Community Center, 25 Pinsbaari Dr., Acoma Pueblo, NM 87034. The ABCA and CRP are also on file at the New Mexico Environment Department, Harold Runnels Building, 1190 St. Francis Drive, Santa Fe, NM 87505. Electronic versions of project documents may be requested via email from the contact listed below or viewed on the NMED Public Notice website at <https://www.env.nm.gov/public-notices/>.

All comments must be in writing and addressed to New Mexico Environment Department, Ground Water Quality Bureau (Attention: Genevieve Morgan), P.O. Box 5469, Santa Fe, NM 87502-5469; fax 505-827-2965; e-mail genevieve.morgan@env.nm.gov. Comments may also be submitted online using the Public Comment Portal located at <https://nmed.commentinput.com/>.

NMED does not discriminate on the basis of race, color, national origin, disability, age or sex in the administration of its programs or activities, as required by applicable laws and regulations. NMED is responsible for coordination of compliance efforts and receipt of inquiries concerning non-discrimination requirements implemented by 40 C.F.R. Parts 5 and 7, including Title VI of the Civil Rights Act of 1964, as amended; Section 504 of the Rehabilitation Act of 1973; the Age Discrimination Act of 1975, Title IX of the Education Amendments of 1972, and Section 13 of the Federal Water Pollution Control Act Amendments of 1972. If you have any questions about this notice or any of NMED's non-discrimination programs, policies or procedures, you may contact: Kathryn Becker, Non-Discrimination Coordinator, New Mexico Environment Department, 1190 St. Francis Dr., Suite N4050, P.O. Box 5469, Santa Fe, NM 87502, (505) 827-2855, nd.coordinator@env.nm.gov. If you believe that you have been discriminated against with respect to a NMED program or activity, you may contact the Non-Discrimination Coordinator identified above or visit our website at <https://www.env.nm.gov/general/environmental-justice-in-new-mexico/> to learn how and where to file a complaint of discrimination.

