



VALENCIA COUNTY
BOARD OF COUNTY COMMISSIONERS
RESOLUTION № 2014-23

A RESOLUTION AFFIRMING THE PRIORITY TO PROTECT AND ENHANCE THE NATURAL BEAUTY AND SPECIAL CHARACTER OF VALENCIA COUNTY AND DESIGNATING THE ABANDONED VALENCIA COMMUNITY AIRSTRIP AND SURROUNDING AREA AS A *BLIGHTED AND DETERIORATING AREA* AS DEFINED IN NMAC 2.110.2.7 J. FOR THE PURPOSES OF IMPLEMENTING A PROGRAM TO RE-VITALIZE AND CLEANUP VALENCIA COUNTY PER NMAC 2.110.16 B. (1).

WHEREAS, the Board of County Commissioners met in a regularly scheduled meeting on Wednesday, May 7, 2014 at 5:00 p.m. in the Valencia County Administration Building 444 Luna Avenue, Los Lunas, New Mexico 87031; and,

WHEREAS, pursuant to NMSA 1978 Section 4-38-1 (1884) the powers of a county as a body politic and corporate shall be exercised by a board of county commissioners; and,

WHEREAS, the Board of County Commissioners recognizes the outstanding natural beauty and special historic, cultural and social character of Valencia County; and,

WHEREAS, the Board of County Commissioners establishes as a critical priority and mission the protection of the environment and revitalization of the communities of Valencia County; and,

WHEREAS, a survey was conducted in early 2014 by the Planning and Code Enforcement Department to ascertain the extent of abandoned homes (including mobile homes), dilapidated structures and homes, degree/magnitude of commercial flight and prevalence of illegal dump in Valencia County. Over 75% of the County was surveyed. The survey documented an alarming aggregate of these blight conditions and established that they exist in the County at over a 25% rate; and,

WHEREAS, the abandoned Valencia Community Airstrip and surrounding area constitutes a blight to Valencia Count as it poses a county-wide threat to the health, safety, economy and property values; and,

WHEREAS, this blight is evidenced by faulty lot layout in relation to size, adequacy, accessibility and usefulness; unsanitary and unsafe health conditions; deterioration of site and other improvements; abandoned homes and ownership; with tax and lien assessment delinquency exceeding the fair value of the land which substantially impairs and arrests the sound growth and economic health and well-being of the County and our residents; retards the provisions of

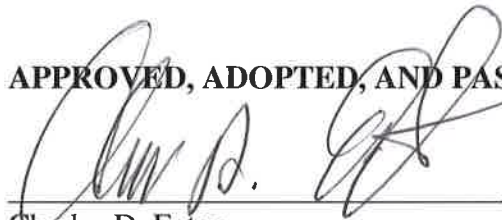
adequate and needed housing; constitutes an economic and social burden; and is a menace to the public health, safety, morals and welfare in the present condition and use. And that such conditions exceed 25% on a county-wide basis.

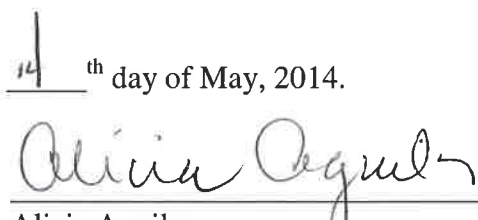
WHEREAS, it is the intent and desire of the Board of County Commissioners to address this Blight.


NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Valencia County that:

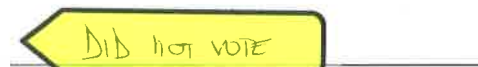
1. The Board of County Commissioners does affirm an absolute priority the preservation, restoration and enhancement of the special natural beauty and character of Valencia County; and,
2. The Board of County Commissioners does hereby designate and determine the abandoned Valencia Community Airstrip and surrounding area as a *Blighted and Deteriorating Area* as defined in NMAC 2.110.2.7 J. for the purposes of implementing a program to re-vitalize and cleanup Valencia County per NMAC 2110.16 B. (1); and,
3. The Board of County Commissioners does direct administration and staff to take any and all such action as may deemed warranted and commit such resources as can be made available to eliminate this Blight in order to restore, protect and enhance the natural beauty and special historic, cultural and social character of Valencia County.

APPROVED, ADOPTED, AND PASSED on this 14th day of May, 2014.



Charles D. Eaton
Chairman, District IV


Alicia Aguilar
Vice-Chair, District II


Mary J. Andersen
Commissioner, District I


Lawrence R. Romero
Commissioner, District III

DID NOT VOTE


Jhonathan Aragon
Commissioner, District V

Attest:

Peggy Caraball, County Clerk



**PRELIMINARY ENGINEERING REPORT
VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO**

April 30, 2014

**Prepared For:
Valencia County Grants Management Office
444 Luna Avenue
Los Lunas, New Mexico 87031**



**Prepared By:
Gordon Environmental, Inc.
213 S. Camino del Pueblo
Bernalillo, NM 87004**



**PRELIMINARY ENGINEERING REPORT
VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO**

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	Project Background	1
1.2	Preliminary Engineering Report.....	1
2.0	LOCATION AND DESCRIPTION OF PROPOSED PROJECT AREA.....	1
3.0	VCCA SITE INSPECTION.....	2
4.0	PROPOSED SCOPE OF WORK FOR SITE REMEDIATION	2
5.0	PRELIMINARY ENGINEER'S COST ESTIMATE.....	3

LIST OF TABLES

Table No.	Title	Page
1	PRELIMINARY ENGINEER'S COST ESTIMATE.....	4

LIST OF FIGURES

Figure No.	Title	Page
1	SITE LOCATION MAP	5
2	PROJECT AREA LOCATION	6
3	SIGNIFICANT WASTE DISPOSAL LOCATIONS.....	7
4	WASTE DISPOSAL TRANSPORTATION ROUTE.....	8

LIST OF ATTACHMENTS

Attachment No.	Title
A	SITE INSPECTION PHOTOGRAPHS – APRIL 28, 2014

**PRELIMINARY ENGINEERING REPORT
VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO**

1.0 INTRODUCTION

1.1 Project Background

In June 2013, Valencia County (the "County") created a task force consisting of various representatives from County departments to identify and abate illegal dumping sites within the County. The team identified the Valencia County Community Airstrip (VCCA) as the largest illegal dump site in the County. Valencia County is seeking to obtain a Community Development Block Grant (CDBG) per 2.110.2 NMAC, to remediate the VCCA illegal dumpsite. The purpose of the remediation project is to restore the VCCA site to provide opportunities for productive utilization and to provide enhanced health and safety for the environment and surrounding community. Future site uses may include affordable housing; economic development; or community enhancement (e.g., a park).

1.2 Preliminary Engineering Report

Gordon Environmental, Inc. (GEI) was contracted by the County to prepare a Preliminary Engineering Report for the VCCA site. The Preliminary Engineering Report contained herein was developed as planning tool for the VCCA Remediation Project. The following tasks were completed as part of this Preliminary Engineering Report:

- Conduct a site inspection to determine the extent and quantity of illegally dumped waste; including identification of the potential for the presence of "special" or hazardous wastes.
- Prepare a basic Scope of Work for the VCCA Remediation Project.
- Prepare an Engineering Cost Estimate for the VCCA Remediation Project.

2.0 LOCATION AND DESCRIPTION OF PROPOSED PROJECT AREA

The VCCA encompasses 126 acres ± of land located within portions of Sections 4 and 5, Township 6 North, Range 3 East, Valencia County, New Mexico. The VCCA is located approximately 5 miles east of the Village of Los Lunas in the un-incorporated community of El Cerro Mission (**Figure 1**). The approximate coordinates for the center of the site are **Latitude 32.7064°N** and **Longitude 108.2688°W** (**Figure 2**).

3.0 VCCA SITE INSPECTION

On 04/28/2014, Mr. Michael Heinstein, P.E. (GEI) and Mr. Jay Moolenijzer (Valencia County) conducted an inspection of the VCCA site. The purpose of the site inspection was to provide an estimate of the extent and quantity of illegally dumped waste based on visual inspection and photographs; to attempt to identify any special or hazardous waste that may be present; and to discuss alternatives for remediation of the VCCA. .

The extent of the illegally dumped waste occurs throughout the VCCA site (i.e, 126 acres \pm) with isolated pockets of extensive waste deposits. GEI prepared a general map of the waste deposits based on field notes and photographs. A formal survey was not included in the scope of work for this project. A preliminary map of the waste deposits is presented on **Figure 3**; and site inspection photographs are included in **Attachment A**. Based on observations noted during the site inspection, GEI estimates that the volume of waste requiring removal totals approximately 4,000 cubic yards (cy). The types of wastes observed during the site inspection included the following:

- Household waste per 20.9.2.H(5) NMAC, including garbage, trash, furniture, electronics, carpet remnants, etc.
- Construction and Demolition Debris per 74-9-3.D of the Solid Waste Act, including concrete, shingles, wood, etc.
- Tires

Wastes observed during the site inspection did not appear to include “special wastes” and the scope of work will require adjustment as defined by 20.9.2.S(13) NMAC (e.g., asbestos, ash, infectious waste, etc.); nor did the visible wastes appear to include hazardous waste as defined in 40 CFR 261.3. Should special or hazardous wastes be identified during the course of the VCCA Remediation Project, the appropriate contingency measures should be implemented.

4.0 PROPOSED SCOPE OF WORK FOR SITE REMEDIATION

The purpose of the VCCA Remediation Project is to clean up the VCCA site, as well as to prevent further illegal dumping of waste at the site. This can be accomplished using the following Scope of Work developed based on the 04/28/2014 site inspection and discussions with the County.

1. Develop contract documents and drawings to bid the VCCA Remediation Project sufficiently.
2. Award the contract to a licensed Contractor that can perform the Scope of Work.

3. Clean up the site by loading all waste into trucks and hauling to a landfill permitted by the New Mexico Environment Department.
4. Follow the appropriate contingency measures in the case that special or hazardous wastes are identified (i.e., per Contractor's Health and Safety or Contingency Plan).
5. Grade, restore, and stabilize the site, including seeding with native vegetation species.
6. Install fencing and signage to preclude future illegal dumping.

5.0 PRELIMINARY ENGINEER'S COST ESTIMATE

Based on the Scope of Work for the VCCA Remediation Project provided in Section 4.0, GEI has developed a Preliminary Engineer's Cost Estimate, provided as **Table 1**. The Preliminary Engineer's Cost Estimate was developed based on the following assumptions:

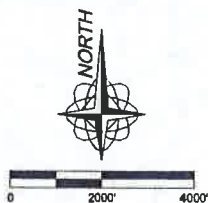
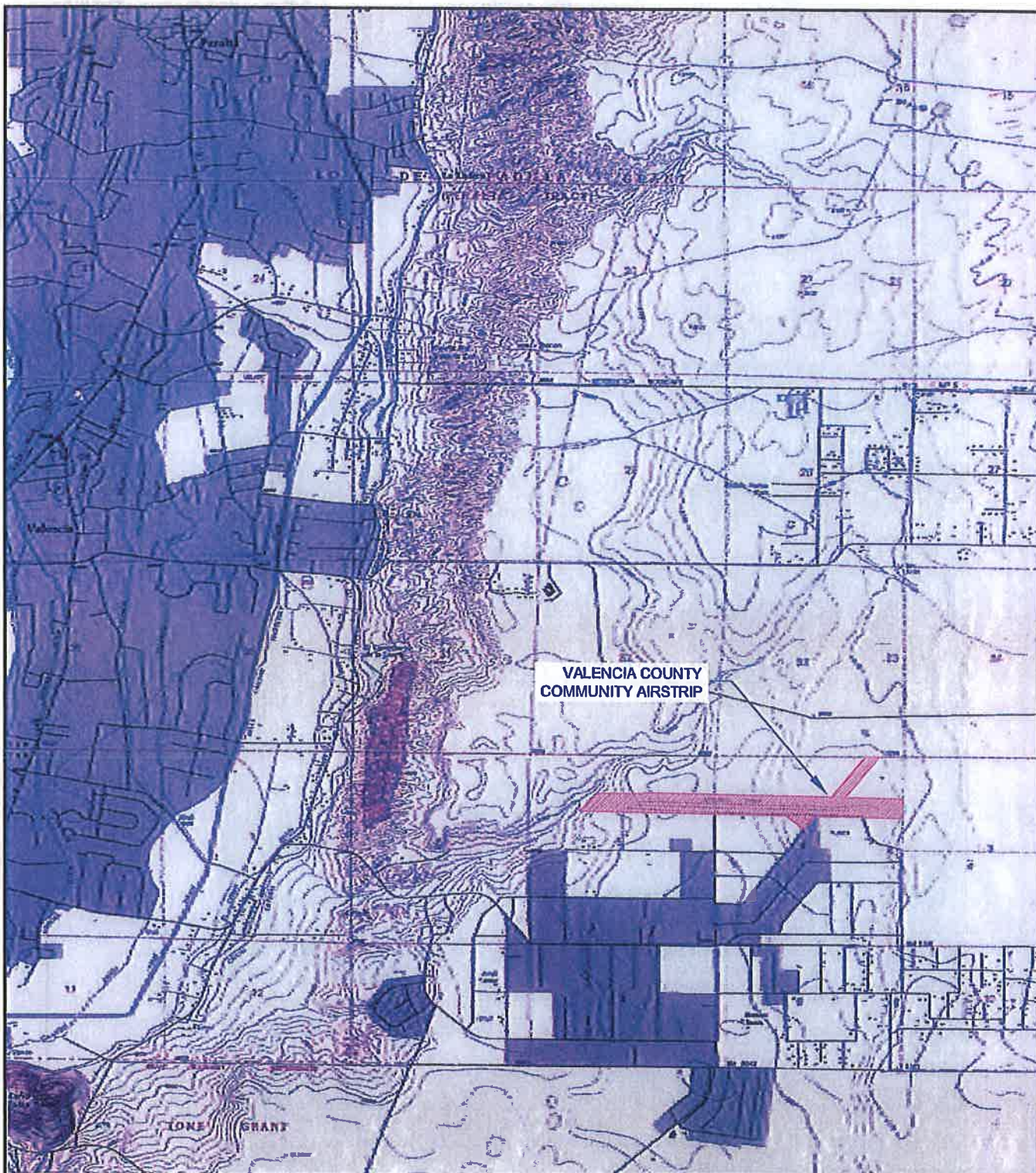
1. Valencia County will require a qualified Contractor to perform the Scope of Work for the VCCA Remediation Project.
2. A Stormwater Pollution Prevention Plan will need to be developed to control potential offsite sediment discharge due to precipitation, and will include dust control.
3. Dust control will be managed at no cost to the contractor, using water supplied by Valencia County, located approximately 2 miles from the site.
4. Based on a volume of waste totaling 4,000 cy \pm (500 tons \pm), it is estimated that approximately 100 trips by a 40-cy roll-off container truck will be required.
5. Waste will be transported by roll-off truck to the Valencia Regional Landfill, located approximately 30 miles west of the VCCA site on U.S. Highway 6 (**Figure 4**), at a disposal cost of \$40.00 per ton.
6. Fencing adequate enough to prevent trespassing and future illegal dumping activities will include 3-strand barbed wire fencing, four locking gates, and warning signs posted at regular increments along the perimeter of the site.
7. Seeding and vegetation shall include native grasses as identified in consultation with the local Natural Resources Conservation Service office (i.e., Los Lunas Service Center).

TABLE 1
VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO
PRELIMINARY ENGINEER'S COST ESTIMATE

Item	Description	Units	Estimated Quantity	Unit Price	Cost Estimate
A. Valencia County Community Airstrip Blight Remediation					
1	Mobilization/Demobilization	L.S.	1	\$ 5,000	\$ 5,000
2	Stormwater Pollution Prevention Plan	L.S.	1	\$ 8,000	\$ 8,000
3	Loading and Hauling Waste to Valencia Regional Landfill	C.Y.	4,000	\$ 4.00	\$ 16,000
4	Disposal Cost at Valencia Regional Landfill	Ton	500	\$ 32.75	\$ 16,375
5	Purchase and Install 3-Strand Barbed Wire Fencing with Four Locking Gates	L.F.	22,300	\$ 3.25	\$ 72,475
6	Seeding and Vegetation	Acre	12	\$ 1,000	\$ 12,000
7	Third Party Oversight/Completion Report	L.S.	1	\$ 3,000	\$ 3,000
8	Subtotal A				\$ 132,850
B. Contingency					
9	Contingency (10% of (Subtotal A))				\$ 13,285
10	Subtotal B				\$ 13,285
C. Total Engineer's Preliminary Cost Estimate for the VCCA Site Remediation (Subtotal A + B)					\$ 146,135

Notes:

1. Estimated quantities stipulated in the engineer's cost estimate are approximate and are to be used only as a basis for estimating the probable cost of the work.
2. NMGRS not included.
3. L.S. = Lump Sum
4. C.Y. = Cubic Yard
5. L.F. = Linear Foot



SITE LOCATION MAP

VALENCIA COUNTY COMMUNITY AIRSTRIP
VALENCIA COUNTY, NEW MEXICO

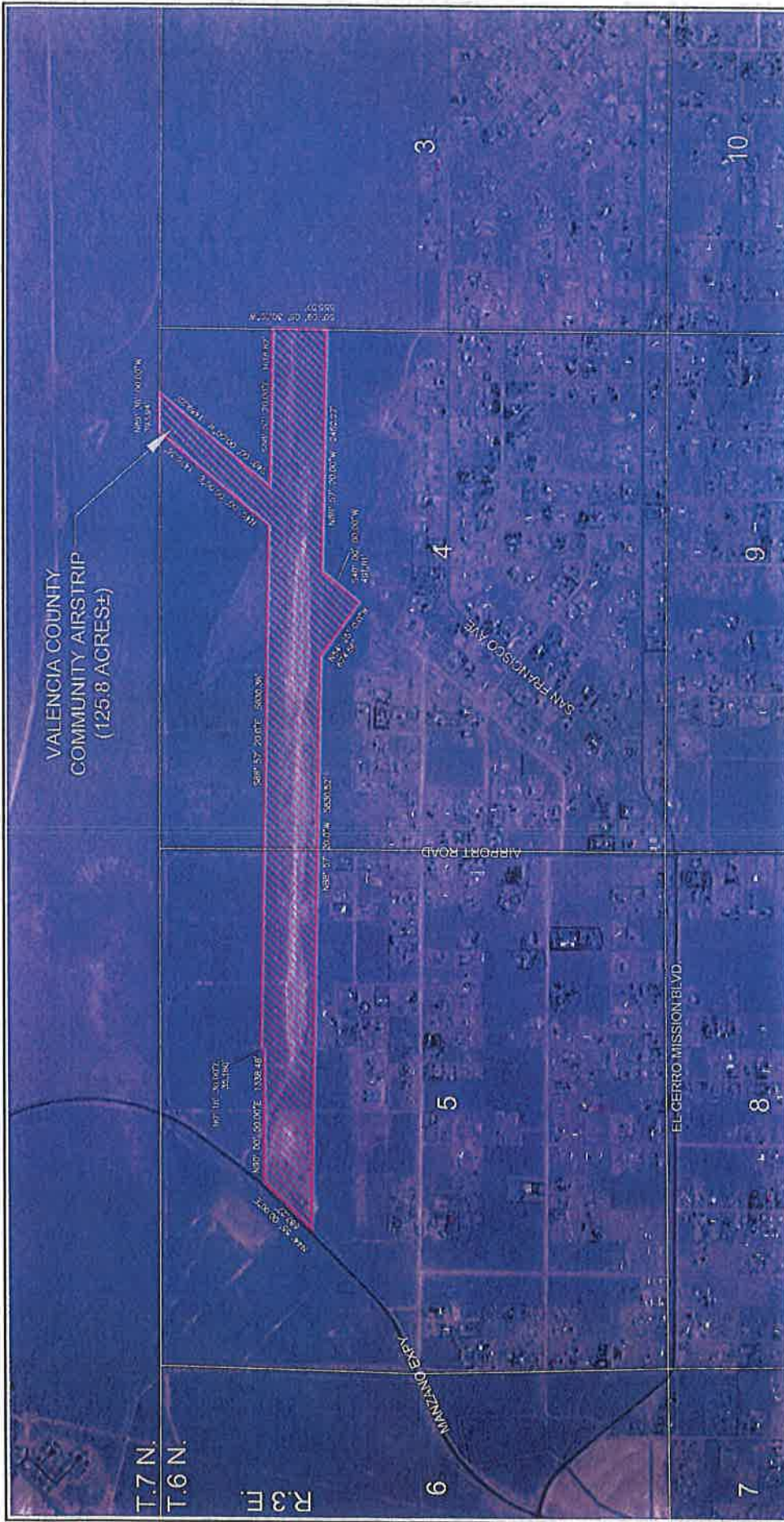


Gordon Environmental, Inc.
Consulting Engineers

213 S. Camino del Pueblo
Bernillo, New Mexico, USA
Phone: 505-867-6990
Fax: 505-867-6991

DATE: 04/29/2014	CAD: SITE LOC.dwg	PROJECT #: 277.01.02
DRAWN BY: DMI	REVIEWED BY: MRH	
APPROVED BY: IKG	gei@gordonenvironmental.com	FIGURE 1

Drawing: P:\acad 2003\277.01.02\SITE LOC.dwg
Date/Time: Apr. 30, 2014-12:16:48 ; LAYOUT: A (P)
Copyright © All Rights Reserved, Gordon Environmental, Inc. 2014



PROJECT AREA LOCATION

VALENCIA COUNTY COMMUNITY AIRSTRIP
VALENCIA COUNTY, NEW MEXICO

Gordon Environmental, Inc.
210 S. Camino del Pueblo
Bernalillo, New Mexico, USA
Phone: 505-867-0980
Fax: 505-867-0881

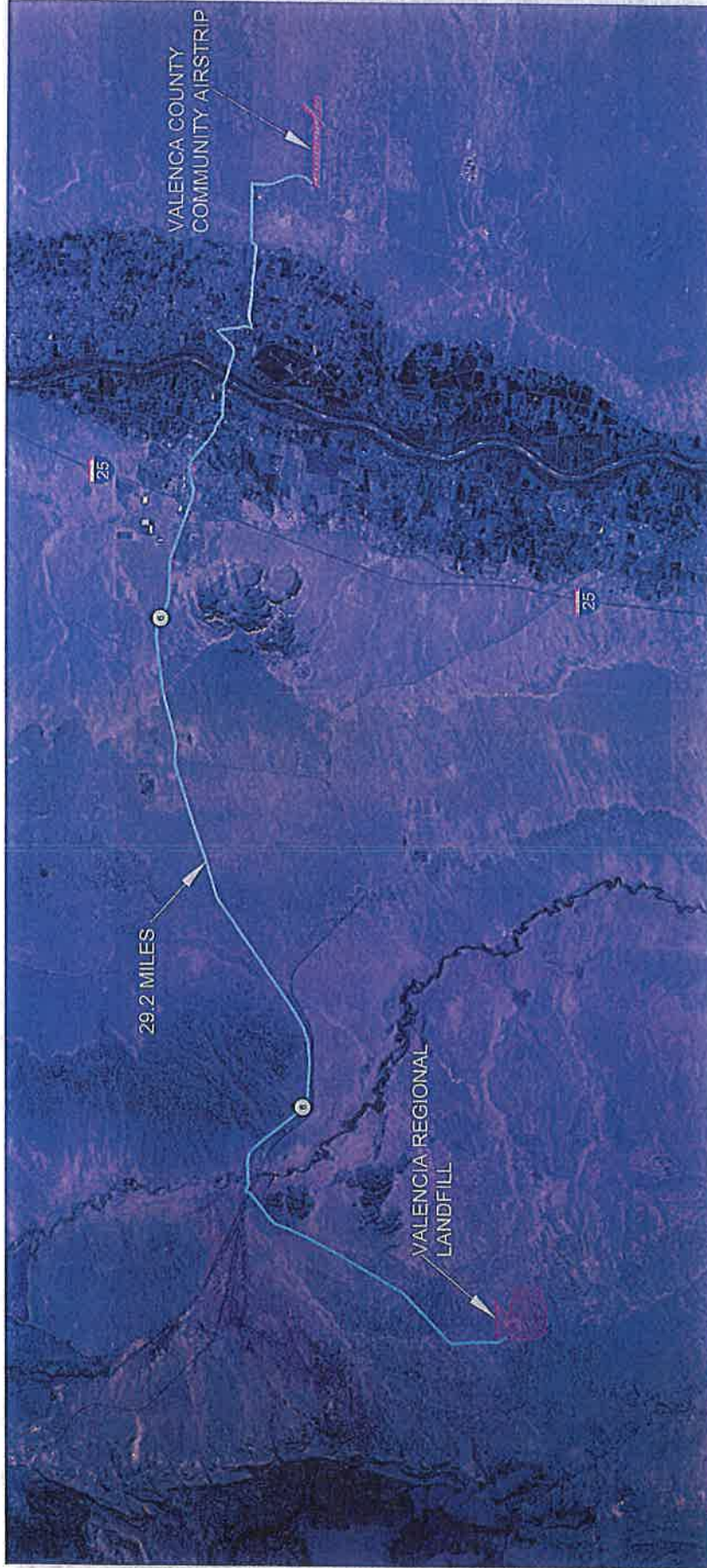
DATE: 04/20/2014
DRAWN BY: DMH
CHECKED BY: MHL
APPROVED BY: RND

PROJECT # 277.0.02
FIGURE 2

PROJECT AREA



APPROXIMATE AIRSTRIP CORNER COORDINATES:
LAT 34.77981, LONG -106.03844
Drawing# 20030377-01-001-PROJECT LOCATION-JMS
Drawing# 20030377-01-001-PROJECT LOCATION-JMS
Drawing# 20030377-01-001-PROJECT LOCATION-JMS
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— TRANSPORTATION ROUTE

WASTE DISPOSAL TRANSPORTATION ROUTE VALENCIA COUNTY COMMUNITY AIRSTRIP VALENCIA COUNTY, NEW MEXICO


 Gordon Environmental, Inc.
 Consulting Engineers
 213 S. Camino del Pueblo
 Berwyn, New Mexico, USA
 Phone: 505-857-8990
 Fax: 505-857-8811

DATE: 04/26/2014	CAD: ROUTE.dwg	PROJECT # 277.01.02
DRAWN BY: D.M.	REVIEWED BY: M.H.	
APPROVED BY: M.H.		

**PRELIMINARY ENGINEERING REPORT
VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO**

**ATTACHMENT A
SITE INSPECTION PHOTOGRAPHS – APRIL 28, 2014
VALENCIA COUNTY COMMUNITY AIRSTRIP**

VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014



Photo 1, April 28, 2014: VCCA eastern boundary looking west with scattered waste.



Photo 2, April 28, 2014: VCCA eastern boundary looking northwest. Scattered waste around east entrance.

**VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014**



Photo 3, April 28, 2014: Arroyo area waste deposit looking southeast.



Photo 4, April 28, 2014: Typical waste composition – Arroyo area northern slope.

**VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014**



Photo 5, April 28, 2014: Arroyo area waste deposition; looking west.



Photo 6, April 28, 2014: Typical waste deposition on arroyo area floor.

VALENCIA COUNTY COMMUNITY AIRSTRIp REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014



Photo 7, April 28, 2014: Typical waste deposition on arroyo floor.



Photo 8, April 28, 2014: Typical waste composition – arroyo area floor.

VALENCIA COUNTY COMMUNITY AIRSTRIp REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014



Photo 9, April 28, 2014: Typical arroyo waste composition.

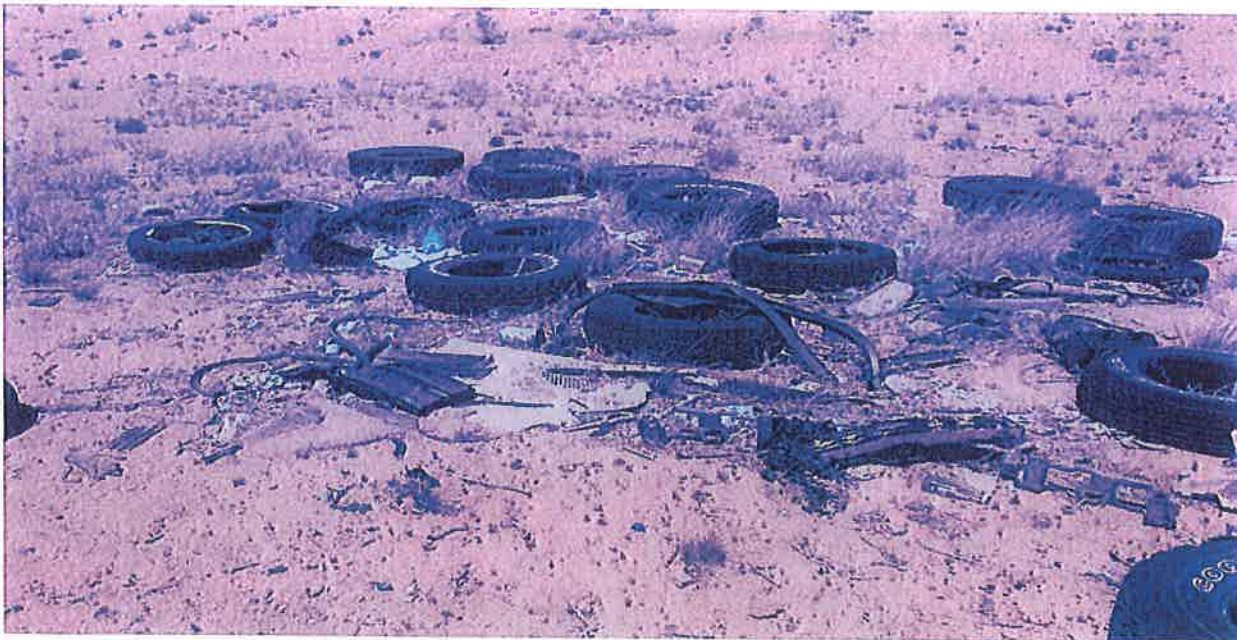


Photo 10, April 28, 2014: Typical arroyo waste composition.

**VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014**



Photo 11, April 28, 2014: Typical arroyo waste composition.

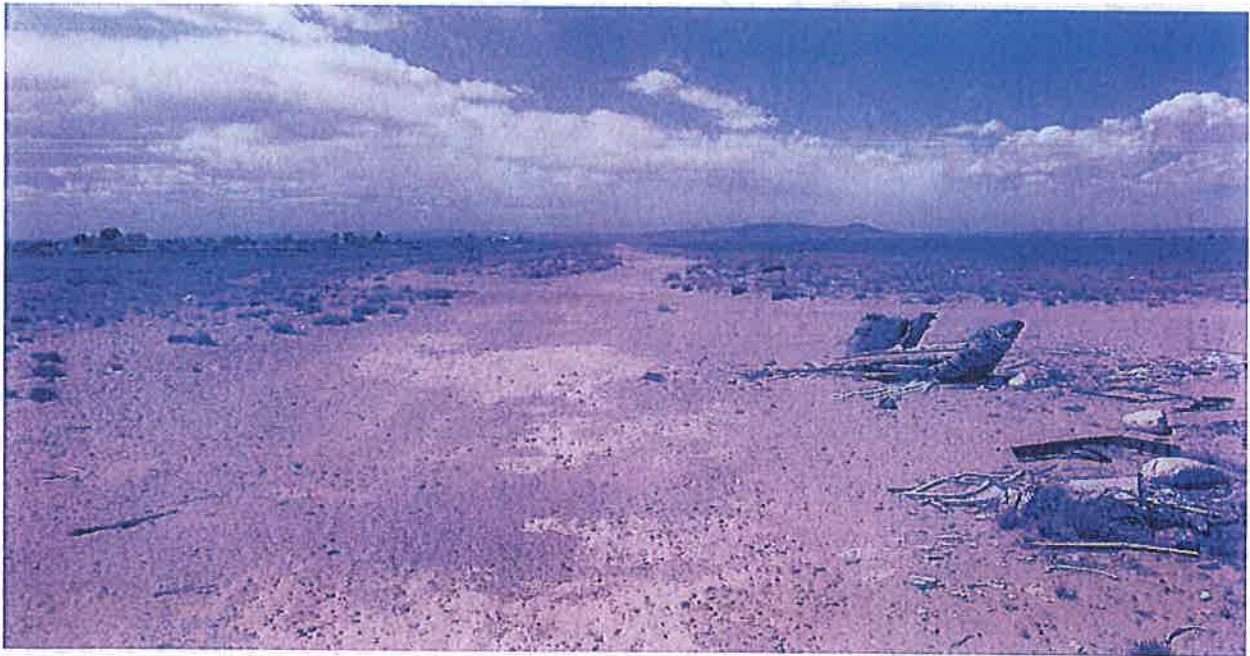


Photo 12, April 28, 2014: North end of arroyo area with scattered waste; looking west.

VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014

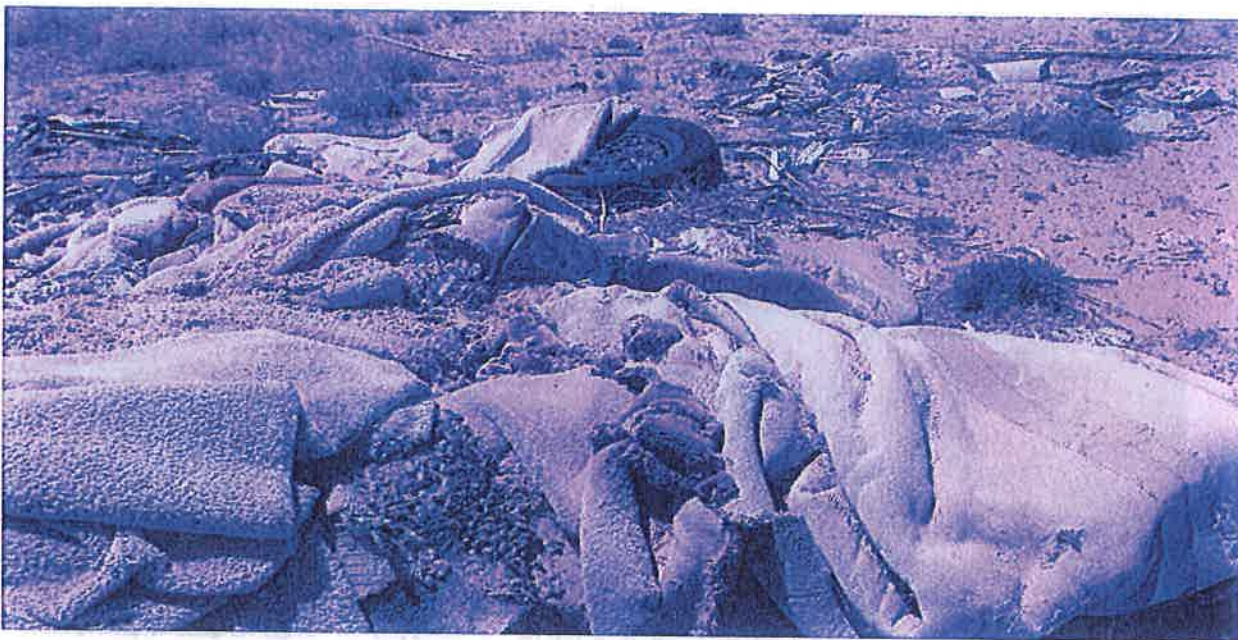


Photo 13, April 28, 2014: Typical waste composition – arroyo area.



Photo 14, April 28, 2014: Household waste disposal on north side of airstrip.

VALENCIA COUNTY COMMUNITY AIRSTRIp REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014



Photo 15, April 28, 2014: Household waste disposal on north side of airstrip.



Photo 16, April 28, 2014: Waste deposition on north side of airstrip; looking northeast.

**VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014**



Photo 17, April 28, 2014: Waste deposition on northside of airstrip; looking north.



Photo 18, April 28, 2014: Waste deposition on north side of airstrip; looking north.

**VALENCIA COUNTY COMMUNITY AIRSTRIP REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014**



Photo 19, April 28, 2014: Construction debris waste on north side of airstrip.



Photo 20, April 28, 2014: Furniture, tires and construction debris waste on north side of airstrip.

VALENCIA COUNTY COMMUNITY AIRSTRIp REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014



Photo 21, April 28, 2014: Tires and construction debris was on north side of airstrip.



Photo 22, April 28, 2014: Furniture, tires and construction debris waste disposal on north side of airstrip; looking southeast.

VALENCIA COUNTY COMMUNITY AIRSTRIp REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014

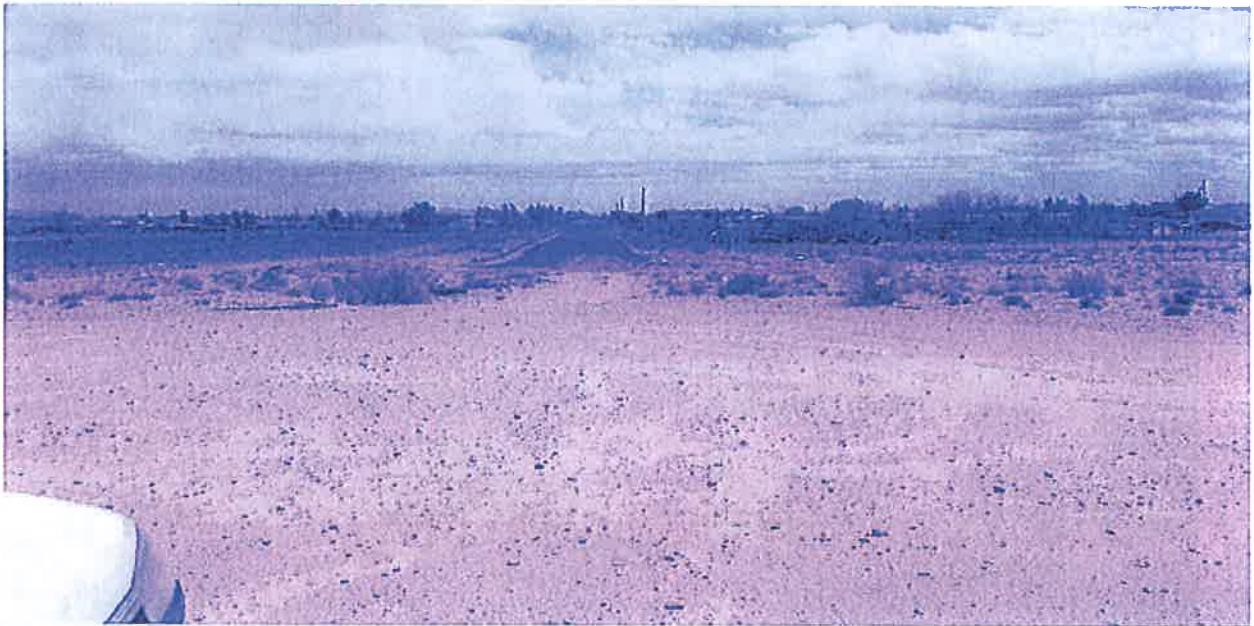


Photo 23, April 28, 2014: South access to airstrip from Airport Road; looking south.



Photo 24, April 28, 2014: West end of airstrip; exit to Manzano Expressway; looking west.

VALENCIA COUNTY COMMUNITY AIRSTRIp REMEDIATION
VALENCIA COUNTY, NEW MEXICO
APRIL 2014



Photo 25, April 28, 2014: Western end of airstrip; looking east.