

# Sandoval County, New Mexico Judicial Complex

BROWNFIELD REDEVELOPMENT SUCCESS STORY  
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The Del Norte Gun Club (DNGC), located in Sandoval County near the towns of Bernalillo and Rio Rancho, New Mexico, was in operation from the 1960s until 2002. The former firing range is located in an area of medium-density development consisting primarily of residential housing with limited commercial development along the main arterials. The site consists of approximately 56 acres that was initially used for grazing land prior to construction of the firing range. By the late 90s, there was sufficient development in the area to make the firing range incompatible with the surrounding land use; due to safety concerns. However, the site was deemed unsuitable for residential development; due to the potential for lead contamination in soil. Sandoval County was in the process of acquiring the site in 2003, when it contacted NMED to request a Phase II environmental site assessment. At this time, the site entered into New Mexico's Voluntary Remediation Program.



During this year, NMED provided contractor and oversight assistance for a Phase II assessment at the site. Due to the size of the site, the Phase II work plan called for a stratified random sampling approach to reduce the total number of samples necessary to characterize the distribution of lead. The firing range area was separated into areas of similar use, such as *primary impact berms*, *side berms and range floor*, *ricochet areas*, and *target fall-out areas*. Sample locations were randomly selected from the grid and a composite lead value was then established for each grid cell sampled. Samples were analyzed in the field using an x-ray fluorescence (XRF) unit, and a portion of the samples were sent to the laboratory for confirmatory analyses.

Results showed that some areas of the DNGC had lead concentrations in the upper foot of soil that exceeded residential screening guidelines. Thusly, Sandoval County submitted a remediation plan.

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The plan reviewed a number of alternatives, but ultimately planned to incorporate the contaminated soil into an on-site cell that would require an institutional control. This type of clean-up scenario works well at this site because: conditions are very dry; there is no prospect for leachate production; and the primary remediation goal is to eliminate a direct exposure scenario. In addition, the consolidated, impacted soils could be used beneficially on site to provide the base for a parking area. The soils were buried under four feet of clean soil and then capped with an asphalt parking lot that the county will use for its transportation hub. A deed notice mechanism will be used to maintain information about the subsurface repository when the site closes under the VRP.



Present development at the site includes a County Health Department and Judicial complex, which houses the 13<sup>th</sup> Judicial District Court, the District Attorney's office, and the Sandoval County Sheriff's office. Currently, the process of constructing a multimodal transit station is underway, which will integrate shuttle, bus, and park & ride features. The master plan also allocates additional private, commercial, and residential growth.



Del Norte Gun Range  
Before Remediation