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Aug. 1999

General

LAND TRANSFER

U.S. Department Of Energy
Report to Congress Under Public Law 105-119

A Preliminary Identification of Parcels of
Land in Los Alamos, New Mexico
for Conveyance or Transfer

Los Alamos



13287

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Legislative Summary

Section 632 of Public Law 105-119 requires that Secretary of Energy (Secretary) take certain actions with respect to the conveyance or transfer, without consideration, of certain suitable tracts of land at or in the vicinity of Los Alamos National Laboratory (LANL), which are under the jurisdiction or administrative control of the Secretary, to the Incorporated County of Los Alamos, or their designee in fee title, and that administrative jurisdiction over certain other of these tracts be transferred to the Secretary of the Interior in trust for the Pueblo of San Ildefonso. The legislation provides that the purpose of these conveyances and transfers is to fulfill the obligations of the United States with respect to LANL under sections 91 and 94 of the Atomic Energy Community Act of 1955 (42 U.S.C. 2391, 2394). Upon completion of these conveyances and transfers, the legislation also directs that the Secretary shall make no further payments with respect to LANL under sections 91 or 94 of the Atomic Energy Community Act of 1955.

The first action that the legislation requires the Secretary to perform is to deliver a report to the congressional defense committees identifying the parcels of land suitable for conveyance or transfer within 90 days after the date of enactment of the legislation. In addition, the legislation prescribes that a parcel of land is suitable for conveyance or transfer if it is not required to meet the national security mission of the Department of Energy (DOE), or will not be required for that purpose before the end of the 10-year period beginning on the date of enactment, if it is likely to be conveyable or transferable prior to the end of the 10-year period, and if it is suitable for use for historic, cultural, environmental preservation purposes, economic diversification purposes, or community self-sufficiency purposes.

DOE has completed its review and analysis of the tracts of land at or in the vicinity of LANL to determine the suitability of these tracts for conveyance or transfer and presents in this report a detailed description of the issues related to these tracts. Although some information is provided regarding environmental and cultural resource issues associated with each tract, DOE will rely on its National Environmental Policy Act (NEPA) analysis and documentation to more fully assess environmental and cultural factors.

Executive Summary

DOE has identified nine land parcels at or in the vicinity of LANL that are under the jurisdiction or administrative control of the Secretary, and that meet the suitability criteria established in Public Law 105-119 for possible conveyance or transfer. In addition, DOE recognizes that certain costs will be incurred to accomplish the conveyance or transfer of these parcels of land, and therefore has made an effort to identify the associated transfer costs. DOE notes that these associated transfer costs differ significantly among the nine tracts, possibly beyond \$500 million in estimated costs for Technical Area (TA) 21 to significantly smaller amounts for smaller tracts such as the Manhattan Monument site. It should be noted, however, that significant portions of these costs (i.e., decontamination, decommissioning, and environmental cleanup) may be incurred regardless of the land transfer proposal. The land transfer might accelerate the costs associated with decontamination and decommissioning within the next 10 years compared to the current, undetermined time period to complete these activities.

There are a number of factors affecting the determination of transfer costs. To date, there has been no specific study to identify costs of the different activities associated with the transfers; for example, costs associated with the cleanup of known and potential contamination at several of the sites need to be better understood.

The nine parcels of land listed below have been determined to meet the suitability criteria of Public Law 105-119 after a rigorous review of expected future programmatic requirements between DOE and LANL.

1. TA-21 consists of 243.8 acres and is located east of the Los Alamos townsite. This site is remote from the main LANL campus, and therefore is a prime candidate for conveyance or transfer.
2. DP Road, (North, South, and West) consists of 49.8 acres. It is generally undeveloped except for the West section, where LANL archives are currently located.
3. The DOE Los Alamos Area Office (LAAO) site consists of 12.9 acres. It is also within the Los Alamos townsite and is readily usable.

4. The Airport site consists of 198.0 acres. Located east of the Los Alamos townsite, it is close to the East Gate Business Park.
5. The White Rock site consists of 98.7 acres. It is undeveloped except for utility lines and a water pump station.
6. Rendija Canyon site consists of 908.7 acres. The canyon is undeveloped except for the shooting range that serves the local community and is currently under lease from the DOE to the community.
7. The White Rock Y site consists of 435.1 acres. It is undeveloped and is associated with the major transportation routes connecting Los Alamos with Northern New Mexico.
8. Two miscellaneous sites, Site 22 and The Manhattan Monument site, consist of 0.27 acres. Site 22 is a small, townsite parcel located on the edge of the mesa overlooking Los Alamos Canyon. The Manhattan site is a small, rectangular site located within Los Alamos County land and adjacent to Ashley Pond where most of the first Los Alamos Laboratory work was conducted.
9. The TA-74 site consists of 2,698.4 acres. It is a large, remote site located east of the Los Alamos townsite. This parcel was restored to the public domain by Presidential Proclamation 3539 on May 27, 1963. Because it is public domain land, additional legislative action may be required to transfer it out of federal government control.

The 4646 acres that have been identified for consideration for conveyance or transfer may have significant costs associated with accomplishing the conveyance or transfer. In addition, these tracts may, in some cases, need use restrictions placed upon them relating to mitigation of environment, safety, and health concerns or other matters that must be identified and resolved. Finally, the Department is continuing to look at the possibility of transferring other parcels of land. An addendum to this report will be prepared if other land can be made available for transfer.

Introduction

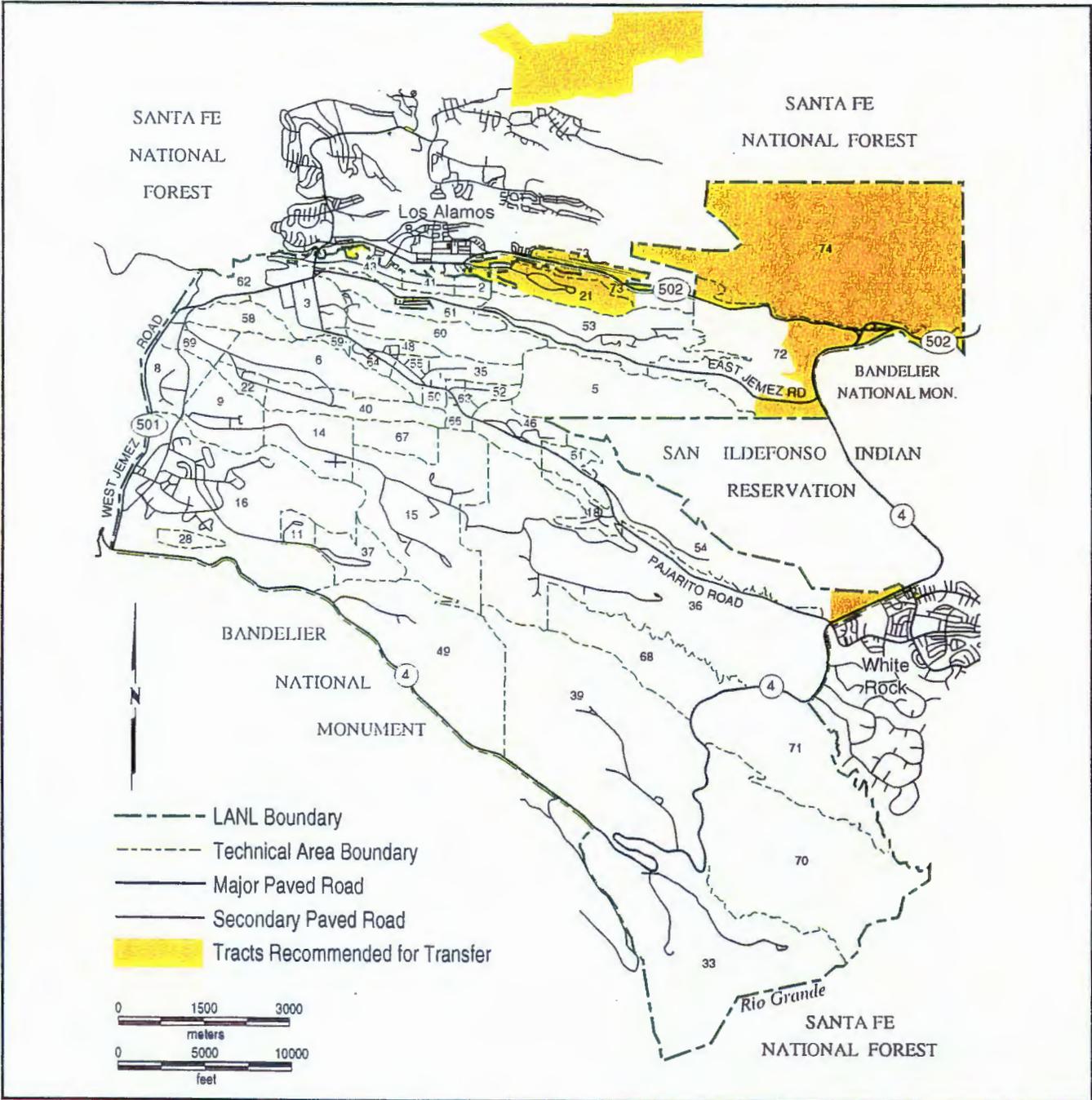
Los Alamos County encompasses approximately 70,400 acres of which 24,861 acres (34%) are under the jurisdiction or administrative control of DOE. The total acreage of the tracts being considered for transfer is 4646 acres (approximately 3,000 acres reside in Santa Fe County and the remainder in Los Alamos County) or 15.7 % of DOE-controlled land. The nine land parcels range in size between .01 acres and 2,698.4 acres. Six of the parcels are considered urban in that they have or are readily served by urban services. The remaining three parcels are considered rural and would require substantial development of urban infrastructure to accommodate development.

This report describes various characteristics of the nine land parcels that have been determined acceptable for potential transfer from DOE jurisdiction or administrative control. The following map illustrates the location of the nine parcels within the DOE/LANL complex. The characteristics describing each parcel are as follows:

- Location,
- Size and Boundary,
- Historical Laboratory Use,
- Existing Use,
- Support of Laboratory's Mission,
- Urban Infrastructure,
- Environmental/Cultural Issues,
- Economic Potential, and
- DOE Land Preparation Costs Prior to Transfer.

Each of the land parcels is discussed individually below. The sites' maps depict the boundary and pertinent physical features, such as topography, roads, major utility corridors, buildings, fences and other structures.

Location of the nine parcels within the DOE/Laboratory complex.



TA-21 Site

Location

Technical Area 21 (TA-21) is at the eastern end of the same mesa on which the central business district of the Los Alamos townsite is located. The site is remote from current active technical areas of LANL. Los Alamos Canyon and Pueblo Canyon are to the south and north respectively. Access is by way of DP Road. The Los Alamos Airport is located immediately to the north of the site but separated by a smaller, secondary canyon.

Size and Boundary

TA-21 occupies approximately 243.8 acres. The boundary generally creates a linear shape to the TA with the south and north boundaries at the bottom of the two canyons that define the mesa. The west central portion of the site contains most of TA-21's development; the remainder consists of slopes, some of which cannot accommodate development.

Historical Laboratory Use

TA-21 is among the oldest technical areas at LANL. It is the site of the former radioactive materials (plutonium) processing facility. Its continued use as a technical area of LANL is problematic because its only access route is through the Los Alamos townsite.

Existing Use

TA-21 has two primary research areas: DP West operated by CST Division, and DP East operated by ESA Division. DP West has been in the the Decontamination and Decommissioning (D&D) program since 1992 and about half of the facility has been demolished. The CST programs, primarily in inorganic and biochemistry, are being relocated during 1997, and the remainder of the site scheduled for D&D in future years. DP East is a tritium research site. The tritium activities are critical to the national security and research mission of LANL. Relocating the tritium activities to TA-16 in support of related mission activities is under preliminary consideration and represents the long term best interest of DOE. If tritium activities were not relocated to another site, such as TA-16, then part or all of this site would have to be retained by DOE and hence would not be available for transfer; for example, there is no current plan to

Potential Land Transfer—TA-21 Site



	Building
	Solid Waste Management Unit
	Paved Road
	Gas Line
	Power Line
	Water Line
	Radioactive Liquid Waste Line
	DOE/LANL Boundary
	TA Boundary
	20-ft Contour
	100-ft Contour
	Potential Land Transfer Site

0	250	500
meters		
0	800	1600
feet		

relocate the fusion-related work conducted at the Tritium Systems Test Assembly Facility funded in part through an international collaboration with the Japan Atomic Energy Research Institute. Accordingly, without funding to support a relocation, DOE would have to retain that portion of TA-21 that supports the fusion-related work. If parts of TA-21 are retained to support fusion-related work, then it is possible that parts of the Airport site (TA-73) will also have to be retained in order to not inhibit tritium activities.

Support of Laboratory's Mission

Ownership transfer of TA-21 supports LANL's mission, *reducing the global nuclear danger*, by concentrating land management operations to existing productive sites and undeveloped sites with future, mission-focused development potential. Also, by curtailing disperse land management efforts at sites that are remote and unrealistic for laboratory use, land management of remaining LANL sites becomes more efficient and economical. The older facilities at TA-21 are not acceptable for contemporary science space and infrastructure needs.

Urban Infrastructure

TA-21 was a controlled-access site when it was active, and therefore development is located within a security fence. Electrical power to the site is at approximately the mid-point of the developed area and from both the north and south. The site contains all major utilities including water, sewer, steam, phone, computer, electrical, gas and a radiographic waste line. Except for the radiographic line, it is anticipated these lines could support new development once the transfer is completed and the line connected to the County's system. The site is accessed by an existing industrial collector road that circumvents most of the site.

Environmental/Cultural Issues

The following text is a preliminary source of information regarding the environmental and cultural resource constraints associated with the subject land transfer tract. This preliminary information is derived from publicly accessible documents or references contained therein and from LANL GIS databases that were current as of November 1997. Additional site-specific surveys and analyses must be performed to provide a more thorough and up-to-date assessment of all potential environmental/cultural issues.

Threatened or Endangered Species - The proposed TA-21 land tract contains potential habitat for federally listed threatened or endangered species (e.g., the Mexican spotted owl).

Wetlands - The proposed TA-21 land tract does not contain any wetlands designated by the US Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) program.

Environmental Restoration - Within the proposed TA-21 land tract, LANL has recorded approximately 152 Potential Release Sites (PRSs). Of the 152 sites, 102 PRSs are still under consideration, and 50 PRSs have been cleaned up and/or require no further consideration. Of the 102 PRSs still under consideration, 80 sites have not yet been investigated and/or officially reported. These 80 PRSs include the following types of sites: material disposal areas (A, T, U, and V); disposal pits; buried and surface tanks; sumps; waste treatment facilities; surface disposal sites; waste lines; drain lines; septic systems; container storage areas; and spills.

Cultural Resources and Historic Properties - The proposed TA-21 land tract has been completely surveyed for cultural resources. Survey results indicate the proposed TA-21 land tract includes 2 prehistoric sites, and 1 historic site. In addition, all existing LANL buildings and structures within the proposed TA-21 land tract must be evaluated for eligibility as historic properties.

Economic Potential

This land could be used for industrial, manufacturing and heavy commercial uses. It is not a likely candidate for residential development because of its proximity to non-residential development along DP Road (primarily access to TA-21) and the potential retention of existing non-residential structures for future industrial/commercial use. Also, decontamination costs required to bring the land to residential clean-up levels far exceed those for industrial level clean-up costs.

DOE Land Preparation Costs Prior to Transfer

There are major, significant costs associated with transfer of this site due to its complex, existing development and its former use involving nuclear/chemical materials. Due to the significant economic potentials associated with this site, the transfer costs for this site have been estimated to be potentially in excess of \$500 million. This high estimate is based on the assumption that existing Material Disposal Areas (MDA) will be required to be removed; however, if they are allowed to remain, transfer costs may be significantly less than \$100 million. It may also be possible to leave several of the uncontaminated buildings as part of the transfer to be used by the future owner. Transfer of this parcel could possibly occur once all of the MDAs are cleaned; however, cleanup costs are extremely high.

DP Road (North, South, and West)

The DP Road site is located between the western boundary of TA-21 and the major commercial districts of the Los Alamos townsite. It is remote from current active technical areas of LANL. The site is bisected by DP Road, and commercial/ light industrial uses, located along the north side of DP Road, penetrate into the site from the east. This development and the road delineate the north and south sections of the site. The west section is a small, generally rectangular site adjacent to the townsite's commercial district. The major portion of LANL's archives are housed in two large structures in the west section. It should be noted that approximately 28 acres of the DP tract will be transferred under the auspices of the Atomic Energy Community Act, and not under Public Law 105-119. A NEPA review has resulted in a finding of no significant impact for these 28 acres.

Size and Boundary

There are approximately 49.8 acres within the DP Road site. The boundary creates a "V" or "U" shape to the lands considered for transfer. Not included with the DP Road site are the two Los Alamos Fire Department sites, the training facility along DP Road, and the fire station fronting on East Road. The two fire fighting facilities are part of a separate effort ongoing with Los Alamos County. The north and south boundaries of DP Road site extend to the bottom of the canyons and thereby incorporate the canyon's slopes which are too steep to accommodate development.

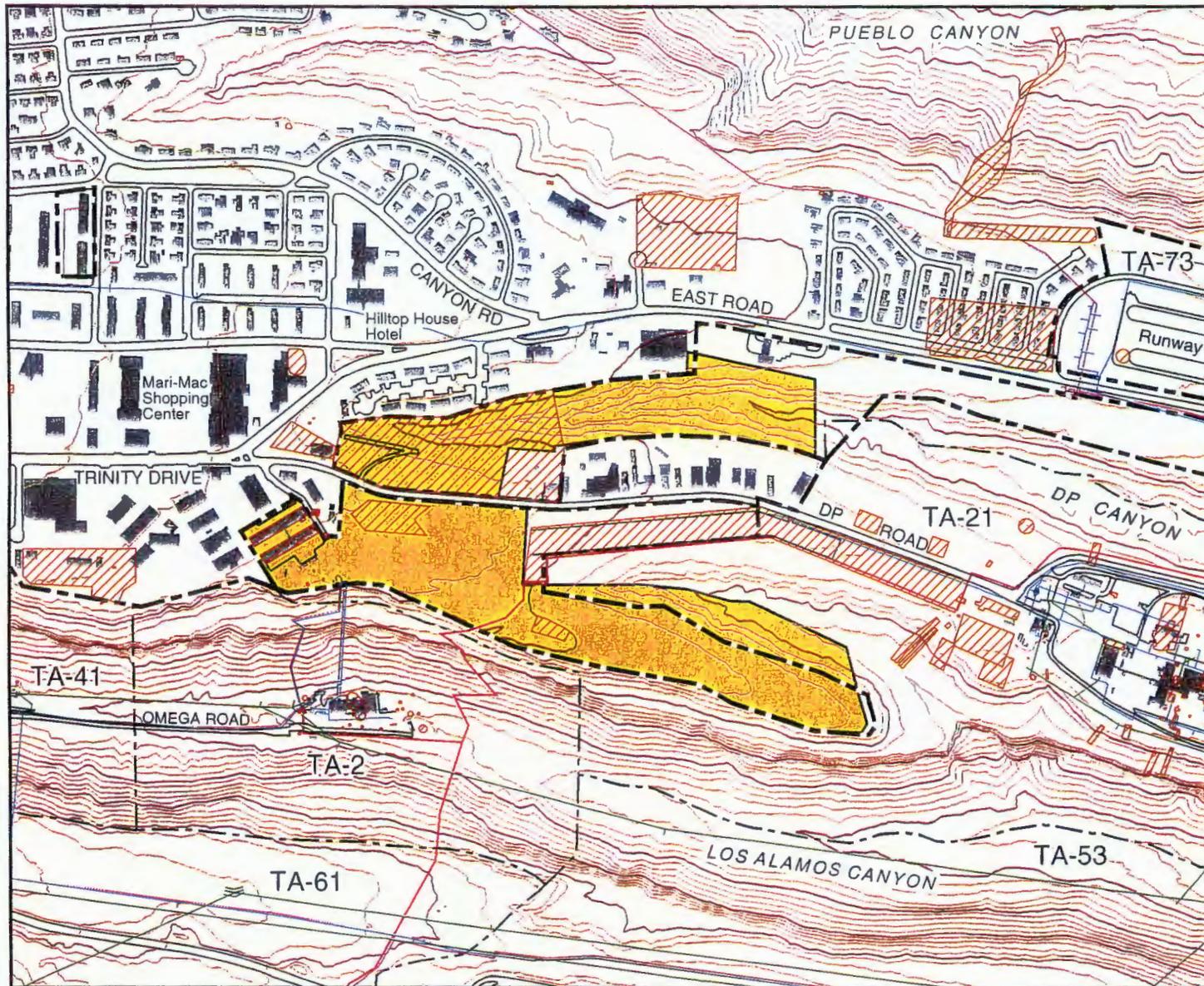
Historical Laboratory Use

Parts of this site have been used in the past as a fueling facility. Other parts of this tract have not been used for DOE activities.

Existing Use

With the exception of the west section of DP Road site where LANL's archives are housed, there is no development on the DP Road site. The major portion of LANL's archives are housed in one large structure in the west section. A second existing building is used by a LANL subcontractor, Johnson Controls Northern New Mexico.

DP Road (North, South, and West)



Location of map area with respect to LANL

- Building
- Solid Waste Management Unit
- Paved Road
- Gas Line
- Power Line
- Water Line
- Radioactive Liquid Waste Line
- DOE/LANL Boundary
- TA Boundary
- 20-ft Contour
- 100-ft Contour
- Potential Land Transfer Site

0 150 300
meters

0 500 1000
feet

Support of Laboratory's Mission

Ownership transfer of the DP Road site supports LANL's mission, *reducing the global nuclear danger*, by concentrating land and facility management operations to existing productive sites and undeveloped sites with future, mission-focused development potential. Also, by curtailing disperse management efforts at sites that are remote and unrealistic for laboratory use, land management of remaining LANL sites becomes more efficient and economical.

Urban Infrastructure

West section development consists of two, large linear structures. All utilities are available to the site. The DP site is bisected by an industrial collector road off a main townsite arterial road.

Environmental/Cultural Issues

The following text is a preliminary source of information regarding the environmental and cultural resource constraints associated with the subject land transfer tract. This preliminary information is derived from publicly accessible documents or references contained therein and from LANL GIS databases that were current as of November 1997. Additional site-specific surveys and analyses must be performed to provide a more thorough and up-to-date assessment of all potential environmental/cultural issues.

Threatened or Endangered Species - The proposed DP Road (North, South, and West) land tract contains potential habitat for federally listed threatened or endangered species (e.g., the Mexican spotted owl and the American peregrine falcon).

Wetlands - The proposed DP Road (North, South, and West) land tract does not contain any wetlands designated by the USFWS NWI program.

Environmental Restoration - Within the proposed DP Road (North, South, and West) land tract, LANL has recorded approximately 10 PRSs. Of these 10 sites, 9 PRSs are still under consideration, and 1 PRS has been cleaned up and/or requires no further consideration.

Cultural Resources and Historic Properties - The proposed DP Road (North, South, and West) land tract has been approximately 75 percent surveyed for cultural resources. Survey results indicate there are no known prehistoric sites within the tract. The remaining 25 percent of the tract has low potential for containing additional cultural resource sites. There are 2 small buildings within the tract that must be evaluated for eligibility as historic properties.

Economic Potential

This site could be used for industrial, manufacturing and heavy commercial uses. It is not a likely candidate for residential development because of its proximity to non-residential development along DP Road (primarily access to TA-21) and the potential retention of existing non-residential structures for future industrial/commercial use.

DOE Land Preparation Costs Prior to Transfer

There are a number of costs associated with transfer of this site. Included are title development, property survey, decontamination, decommissioning, and environmental cleanup. Relocation of LANL's archives and the Johnson Controls Northern New Mexico craft shops to other locations also represent substantial undetermined costs. Transfer cost of this tract for title development, property survey, and transfer documents could cost \$56,000. Decontamination, decommissioning, and environmental cleanup could cost \$10 million. Several existing buildings may be included as part of the transfer for use by the future owner.

DOE Los Alamos Area Office Site

Location

The site of the DOE Los Alamos Area Office (LAAO) is located in the Los Alamos townsite between Los Alamos Canyon and Trinity Drive. A paved road gives access to the site from Trinity Drive, however, the site is separated from Trinity Drive by privately owned land that fronts onto Trinity Drive. The site is just east of the Los Alamos Medical Center.

Size and Boundary

The DOE LAAO site consists of approximately 12.9 acres. The site has a highly irregular shape dictated predominately by topography, and on the north, by private property boundaries.

Historical Laboratory Use

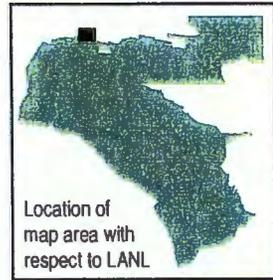
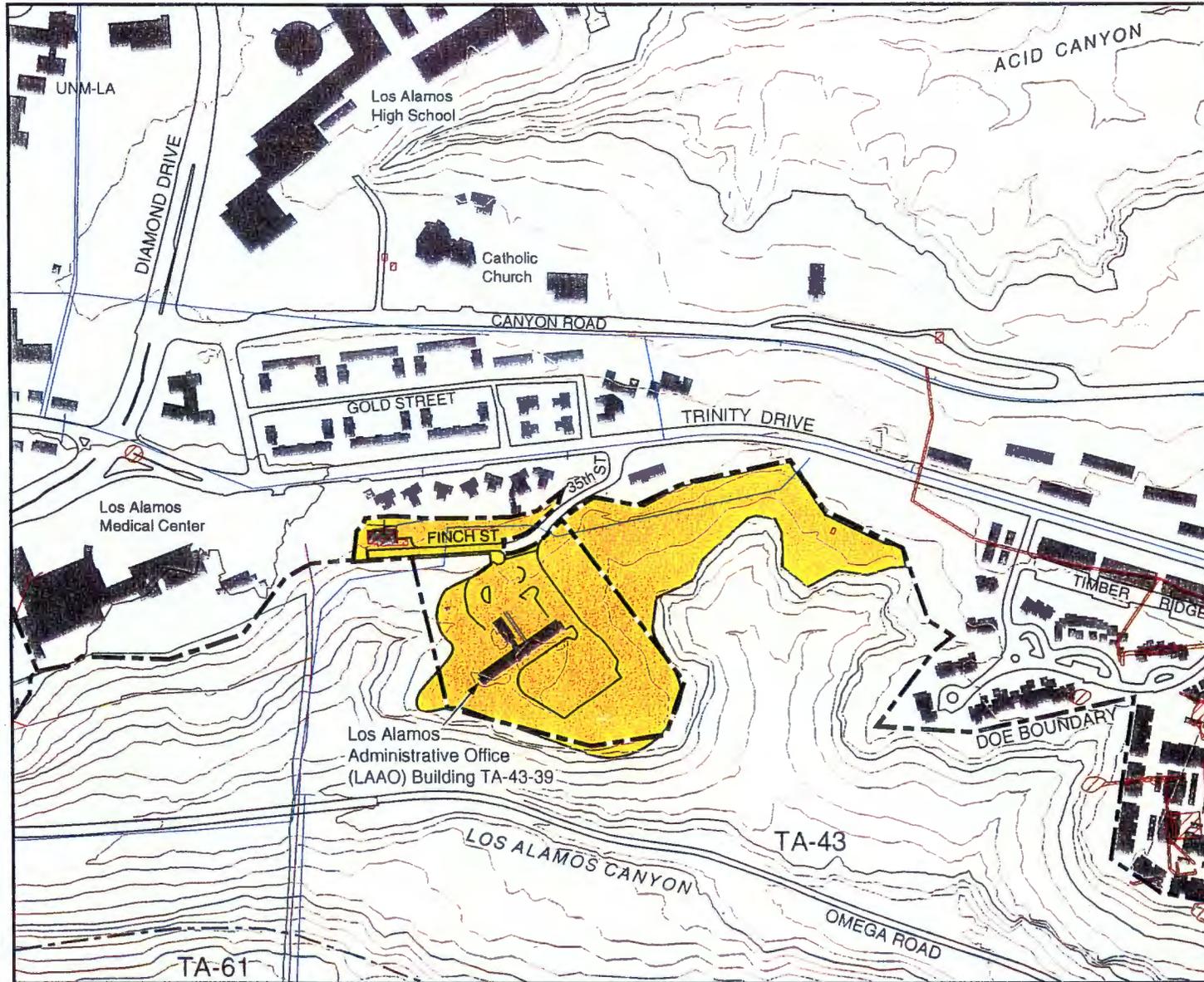
The site has always been the location for the federal agency involved with overseeing the implementation of LANL's mission. The site was host to the Atomic Energy Commission, Energy Research Development Administration, and today DOE. To the northwest of the office building is a small structure, an abandoned steam plant that provided heat to the building. The building initially was designed and used as a dormitory for security forces for LANL before it was converted to administrative use.

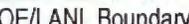
Existing Use

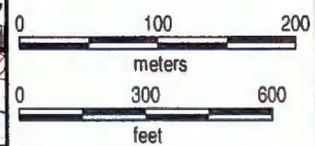
The DOE LAAO currently occupies the office building, and the abandoned steam plant building is used for general storage. The availability of this tract for transfer is dependent upon the relocation to another site of the DOE administrative offices. There is no current plan to relocate this function, but if new administrative space is made available (in TA-3, for example) the DOE administrative function could then be moved. If this function were not relocated to another site, then part or all of this site would have to be retained by DOE and hence would not be available for transfer.

Los Alamos

LAAO Site



-  Building
-  Solid Waste Management Unit
-  Paved Road
-  Gas Line
-  Power Line
-  Water Line
-  DOE/LANL Boundary
-  TA Boundary
-  20-ft Contour
-  100-ft Contour
-  Potential Land Transfer Site



Support of Laboratory's Mission

Ownership transfer of the DOE LAAO site supports LANL's mission, *reducing the global nuclear danger*, by concentrating land and facility management operations to existing productive sites and undeveloped sites with future, mission-focused development potential. Also, by curtailing disperse management efforts at remote sites, land and facility management becomes more efficient and economical.

Urban Infrastructure

The LAAO office building and an abandoned steam plant occupy this site. Electrical power enters the site from the west along an alignment at the edge of the mesa above Los Alamos Canyon. The LAAO building and site have access to all utilities (water, gas, sewer, electric, and steam). A residential-sized road accesses the site from Trinity Drive, a major arterial road.

Environmental/Cultural Issues

The following text is a preliminary source of information regarding the environmental and cultural resource constraints associated with the subject land transfer tracts. This preliminary information is derived from publicly accessible documents or references contained therein and from LANL GIS databases that were current as of November 1997. Additional site-specific surveys and analyses must be performed to provide a more thorough and up-to-date assessment of all potential environmental/cultural issues.

Threatened or Endangered Species - The proposed DOE LAAO land tract contains potential habitat for federally listed threatened or endangered species (e.g., the Mexican spotted owl).

Wetlands - The proposed DOE LAAO land tract does not contain any wetlands designated by the USFWS NWI program.

Environmental Restoration - Within the proposed DOE LAAO land tract, LANL has recorded approximately 3 PRSs, which are all still under consideration.

Cultural Resources and Historic Properties - The proposed DOE LAAO land tract has been approximately 66 percent surveyed for cultural resources. Survey results indicate there are no known prehistoric sites within the tract. The remaining 34 percent of the tract has low potential for containing additional cultural resource sites. There are 3 buildings within the tract that must be evaluated for eligibility as historic properties.

Economic Potential

This site could be used for professional business purposes as well as new development of a residential or commercial nature.

DOE Land Preparation Costs Prior to Transfer

There are a number of costs associated with transfer of this site. Included are title development, property survey, decontamination, decommissioning, and environmental cleanup. Another cost relating to the transfer is the relocation of the LAAO operations and staff to another suitable site. Transfer costs of this tract for title development, property survey and transfer documents could cost \$36,000. Decontamination, decommissioning, environmental cleanup, and relocation costs could cost \$10 million. The buildings likely would be included as part of the transfer for use by the future owner.

Airport

Location

The Airport site is located east of the Los Alamos townsite on the northeastern edge of the mesa above Pueblo Canyon. Single-family residential development borders the western boundary, and East Gate Park and East Gate Business Park are located east of the site. To the south is the main hill road leading into the townsite, with the Los Alamos Canyon just south of the road. The hill road (State Route 502) is the main entrance to the community of Los Alamos, and the airport is almost the first development one passes while entering the townsite.

Size and Boundary

There are approximately 198.0 acres in the Airport site. The boundaries create a very linear shaped site bisected by East Road (State Road 502). The airport is on the north side of East Road. Site boundaries are defined by the bottom of Los Alamos Canyon on the south and the mesa edge on the north.

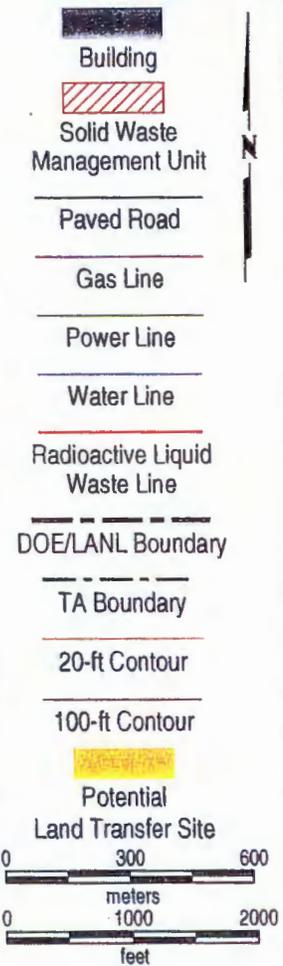
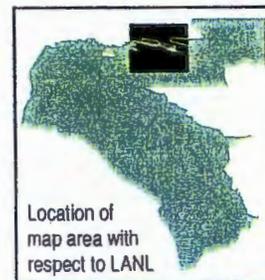
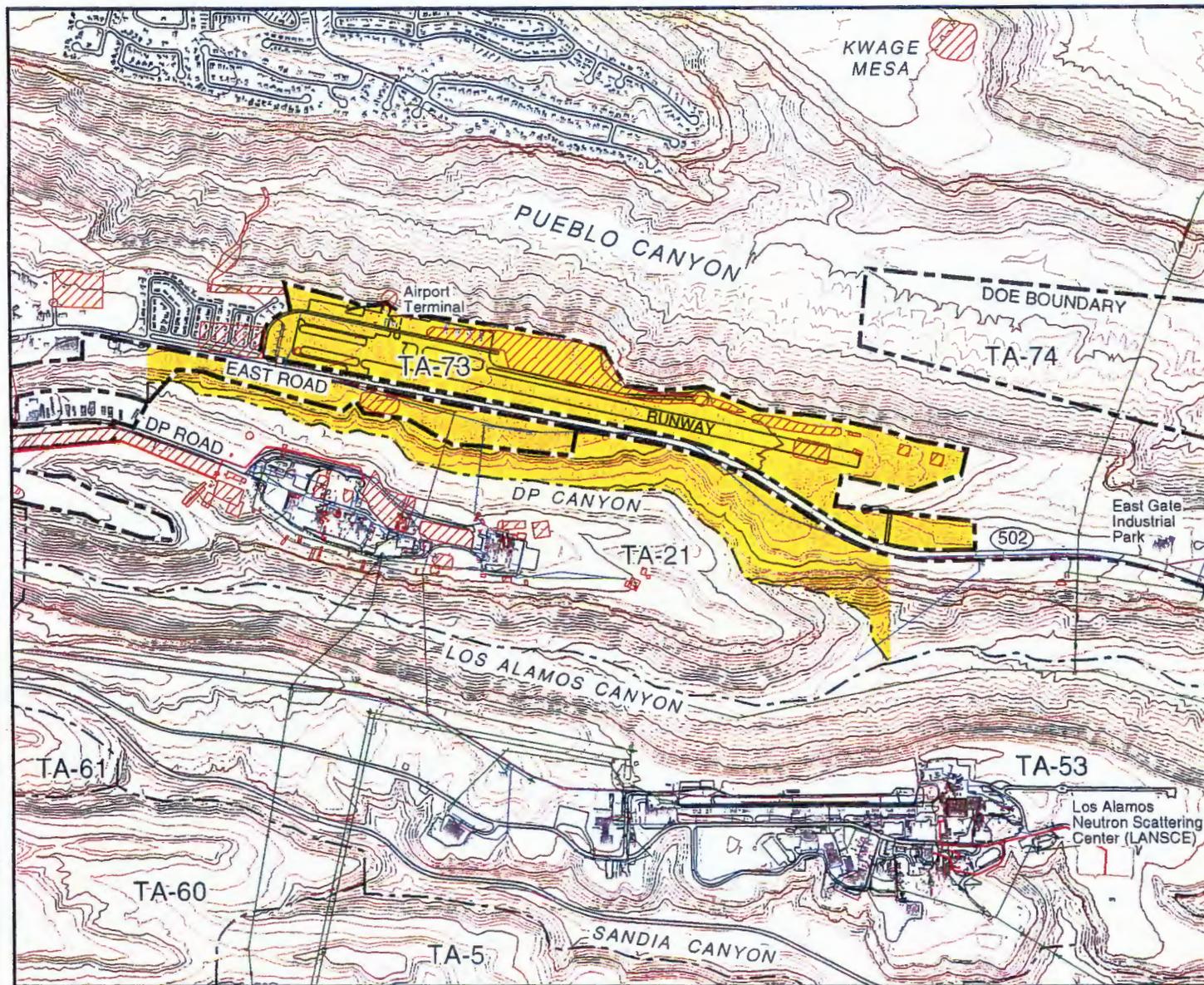
Historical Laboratory Use

This site has traditionally been used for commercial air transportation since 1948. The site was used as landfill before the airport was developed on it.

Existing Use

The Airport site continues to operate; however, there is no longer a LANL supported air service provided by a private air transportation company. Operation of the airport is provided by the County of Los Alamos under a lease agreement with DOE.

Airport



Support of Laboratory's Mission

Ownership transfer of the Airport site supports LANL's mission, *reducing the global nuclear danger*, by concentrating land and facility management operations to existing productive sites and undeveloped sites with future, mission-focused development potential. Also, by curtailing disperse management efforts at sites that are remote and unrealistic for laboratory use, land management of remaining LANL sites becomes more efficient and economical.

Urban Infrastructure

Development at the Airport site consists of the runway, taxi-ways, terminal, private hangars, parking, and associated facilities. East Road parallels the airport runway and is separated from the airport by fencing. The highway is a two-lane road and generally follows the original access route from the Rio Grande River Valley to the Pajarito Plateau on which LANL and the townsite were developed. The site has all utilities available: water, sewer, gas, and electric.

Environmental/Cultural Issues

The following text is a preliminary source of information regarding the environmental and cultural resource constraints associated with the subject land transfer tracts. This preliminary information is derived from publicly accessible documents or references contained therein and from LANL GIS databases that were current as of November 1997. Additional site-specific surveys and analyses must be performed to provide a more thorough and up-to-date assessment of all potential environmental/cultural issues.

Threatened or Endangered Species - The proposed Airport land tract contains potential habitat for federally listed threatened or endangered species (e.g., the Mexican spotted owl and the American peregrine falcon).

Wetlands - The proposed Airport land tract does not contain any wetlands designated by the USFWS NWI program.

Environmental Restoration - Within the proposed Airport land tract, LANL has recorded approximately 18 PRSs. Of these 18 sites, 17 PRSs are still under consideration, and 1 PRS has been cleaned up and/or requires no further consideration.

Cultural Resources and Historic Properties - The proposed Airport land tract has been completely surveyed for cultural resources. Survey results indicate there are 3 prehistoric sites and 1 historic site within the tract. The airport terminal and an associated storage shed must be evaluated for eligibility as historic properties.

Economic Potential

The NEPA review supporting the DOE lease to the County of Los Alamos assumed that this site would be used for air transportation and related uses. Following completion of further NEPA review and consideration of the 17 PRSs and cleanup, as appropriate, this site has potential for other uses if air transportation were discontinued at this site.

DOE Land Preparation Costs Prior to Transfer

There are a number of costs associated with transfer of this site. Included are title development, property survey, decontamination, decommissioning, and environmental cleanup. Transfer costs of this tract for title development, property survey, and transfer documents could cost \$64,000. Decontamination, decommissioning, and environmental cleanup could cost \$100 million. The high estimate is based on the assumption that existing MDAs will be required to be removed; however, if they are allowed to remain, transfer costs may be significantly less than \$10 million. The buildings most likely could be included in the transfer to be used by the new owner.

White Rock Site

Location

The White Rock site is located north of the Pajarito Acres residential development and west of the White Rock residential community.

Size and Boundary

To the north of the tract is San Ildefonso Pueblo land and to the west is LANL's current low-level waste landfill facility. The approximately 98.7 acre site has a triangular shape determined by a generally straight line alignment immediately north of and paralleling the State Route 4 right of way, a second straight line from the intersection of State Route 4 and Pajarito Road extending almost due north to where it intersects with the San Ildefonso Pueblo boundary, and the final boundary line following the San Ildefonso Pueblo boundary east back to the first boundary located north of and parallel to State Route 4.

Historical Laboratory Use

This site has been part of TA-54, but it is physically separated from the developed parts of TA-54 by elevation and has never been developed for laboratory purposes beyond accommodating electrical power including a small substation, and water lines. A water pump station is located near the eastern most point of the site. A visitor center is located on the tract and operated by the Los Alamos Chamber of Commerce.

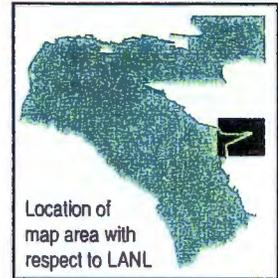
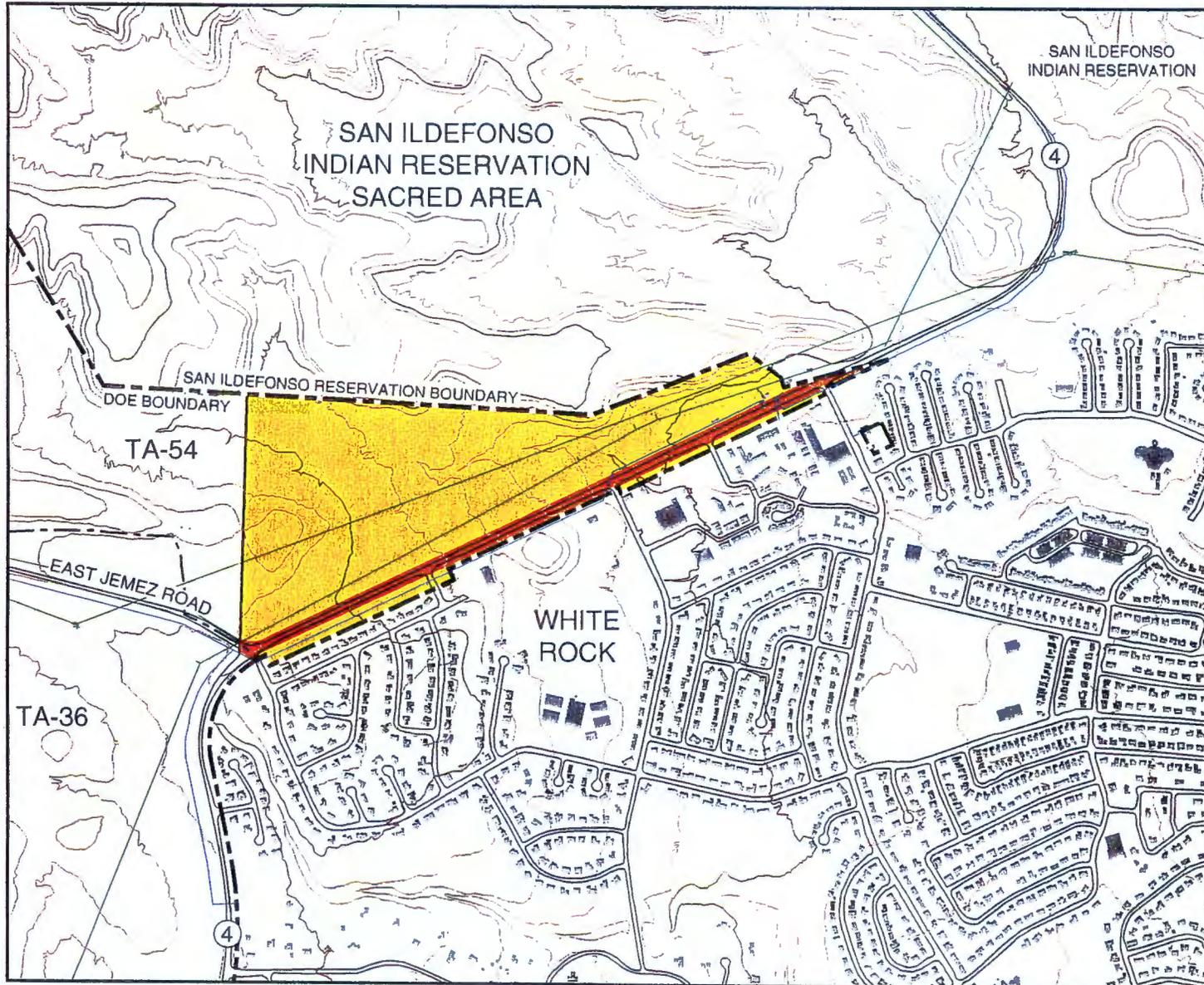
Existing Use

Existing uses continue to be the electrical infrastructure and water lines and water substation and visitor center.

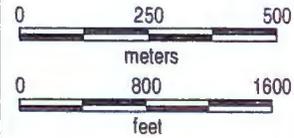
Support of Laboratory's Mission

The location of the White Rock site is not physically or operationally related to other DOE or LANL sites or functions; therefore, there is no apparent need for this site to carry out current missions beyond the electric utilities functions of the tract.

White Rock Site



-  Building
-  Paved Road
-  Gas Line
-  Power Line
-  Water Line
-  DOE/LANL Boundary
-  TA Boundary
-  20-ft Contour
-  100-ft Contour
-  40' to 100' Right of Way
-  Potential Land Transfer Site



Urban Infrastructure

The only urban infrastructure on the White Rock site is State Route 4, the electrical and water lines and the water substation and visitor center. Most utilities are available at this site.

Environmental/Cultural Issues

The following text is a preliminary source of information regarding the environmental and cultural resource constraints associated with the subject land transfer tracts. This preliminary information is derived from publicly accessible documents or references contained therein and from LANL GIS databases that were current as of November 1997. Additional site-specific surveys and analyses must be performed to provide a more thorough and up-to-date assessment of all potential environmental/cultural issues.

Threatened or Endangered Species - The proposed White Rock Site land tract is adjacent to potential habitat for federally listed threatened or endangered species (e.g., the Southwestern Willow Flycatcher).

Wetlands - The proposed White Rock Site land tract does not contain any wetlands designated by the USFWS NWI program.

Environmental Restoration - There are no known PRSs within the proposed White Rock Site tract.

Cultural Resources and Historic Properties - The proposed White Rock Site land tract has been approximately 88 percent surveyed for cultural resources. Survey results indicate there are 6 prehistoric sites within the tract. The remaining 12 percent of the tract has low potential for containing additional cultural resource sites. Tsirege ruin is located directly west of the proposed White Rock Site tract. This tract does not contain structures that are eligible historic properties.

Economic Potential

This site could support one or more of a variety of uses, especially community facilities and commercial development.

DOE Land Preparation Costs Prior to Transfer

There are a number of costs associated with transfer of this site. Included are title development, property survey, decontamination, decommissioning, and environmental cleanup. Transfer costs of this tract for title development, property survey, and transfer documents could cost \$67,000. Decontamination, decommissioning, and environmental cleanup costs will be incurred. However, no meaningful estimate of the cost to transfer this tract can be provided at this time. The buildings likely could be included in the transfer to be used by the new owner.

Rendija Canyon Site

Location

Rendija Canyon is located north of and below Los Alamos townsite's Barranca Mesa residential subdivision. An unpaved road extending from Barranca Road to the east bisects the bottom third of the site.

Size and Boundary

The Rendija Canyon site consists of approximately 908.7 acres. The irregular-shaped boundary is created by United States Forest Service property on the north, east, and west and Los Alamos County on the south.

Historical Laboratory Use

The Rendija Canyon site was originally a firing site for military ordnance, but today it is the location of a shooting range utilized by private individuals. In the past, the unpaved road has provided a secondary route to the townsite from State Route 502, but the route is limited to off-road vehicles due to the road's poor condition.

Existing Use

The shooting range continues to be the only development within the Rendija Canyon site.

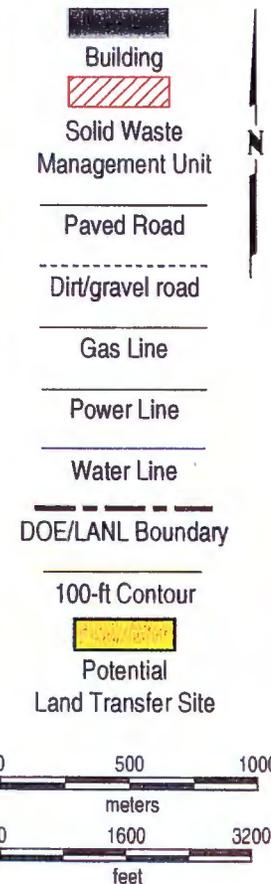
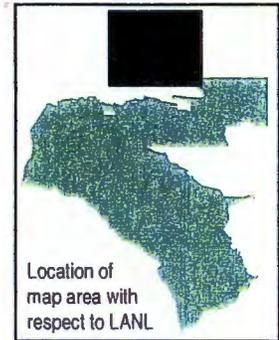
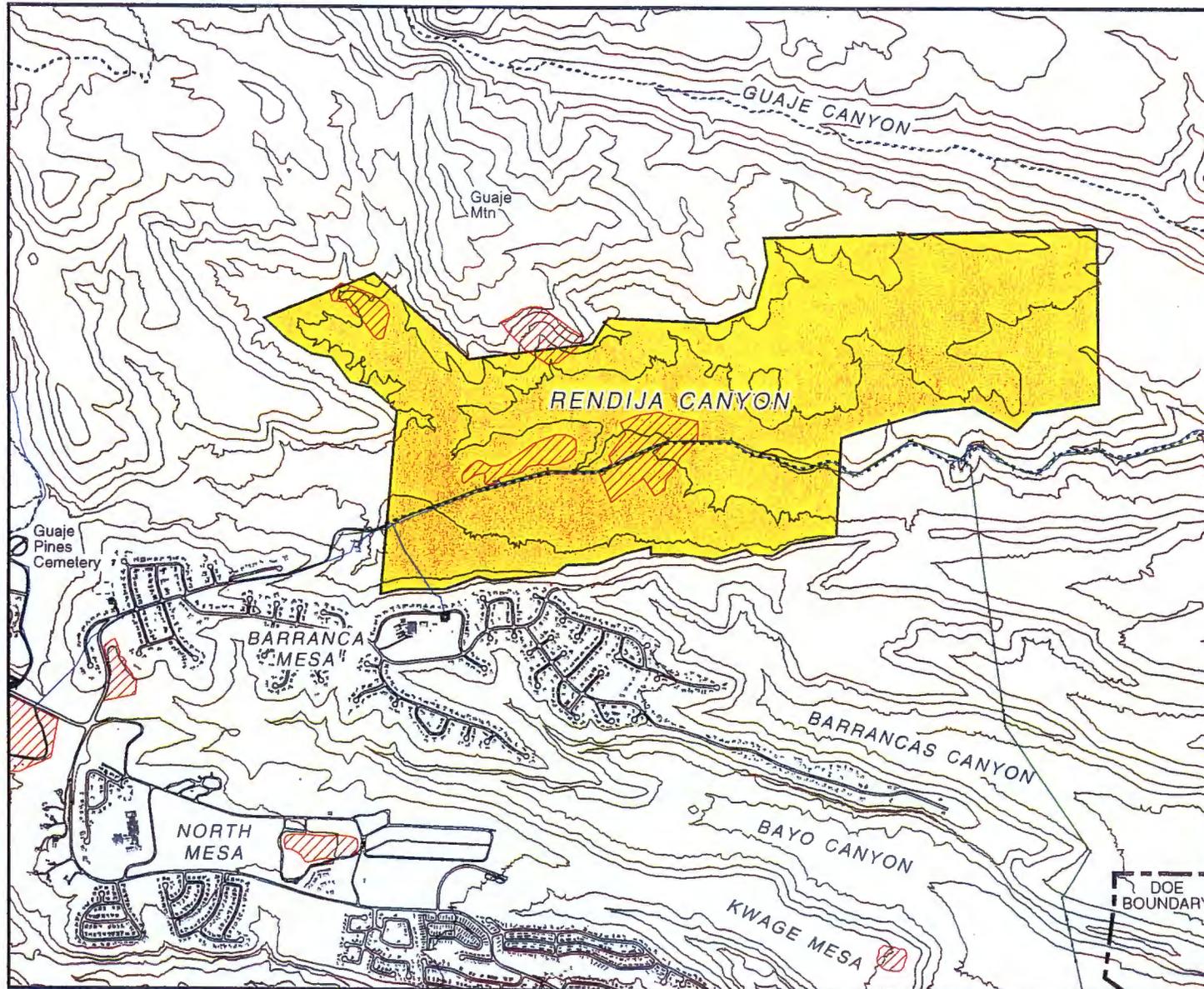
Support of Laboratory's Mission

Rendija Canyon site is not physically or operationally related to other DOE or LANL sites or functions; therefore, there is no apparent need for this site to carry out current missions.

Urban Infrastructure

There is no urban infrastructure in Rendija Canyon site other than the unpaved road bisecting the site and the limited facilities associated with the shooting range.

Rendija Canyon Site



Environmental/Cultural Issues

The following text is a preliminary source of information regarding the environmental and cultural resource constraints associated with the subject land transfer tract. This preliminary information is derived from publicly accessible documents or references contained therein and from LANL GIS databases that were current as of November 1997. Additional site-specific surveys and analyses must be performed to provide a more thorough and up-to-date assessment of all potential environmental/cultural issues.

Threatened or Endangered Species - The proposed Rendija Canyon land tract does not include any known potential habitat for federally listed threatened or endangered species.

Wetlands - The proposed Rendija Canyon land tract does not contain any wetlands designated by the USFWS NWI program.

Environmental Restoration - Within the proposed Rendija Canyon land tract, LANL has recorded 4 PRSs. Of these 4 sites, 2 PRSs are still under consideration, and 2 PRSs have been cleaned up and/or require no further consideration.

Cultural Resources and Historic Properties - The proposed Rendija Canyon land tract has been approximately 66 percent surveyed for cultural resources. Survey results indicate there are 49 prehistoric sites within the tract. The remaining 33 percent of the tract has high potential for containing 10 to 15 additional cultural resource sites. This tract does not contain structures that are eligible historic properties.

Economic Potential

This site could support non-urban related uses or with the provision of utilities one or more of a variety of urban-related uses. In addition, preservation activities are likely to be important for a portion of this tract.

DOE Land Preparation Costs Prior to Transfer

There are a number of costs associated with transfer of this site. Included are title development, property survey, decontamination, decommissioning, and environmental cleanup. No meaningful estimate of the cost to transfer this tract can be provided at this time. It is not known what level or type of cleanup would be required resulting from the operation of the shooting range or if any cleanup is required as a result of the firing of military ordnance. Cleanup costs, if required, could be substantial.

White Rock Y Site

Location

The White Rock Y site is a complex area that incorporates the alignments and intersections of State Route 502, State Route 4 and the easternmost part of East Jemez Road. The site includes the State-owned, grade separated intersection and surrounding land known as the White Rock Y.

Size and Boundary

The accompanying map of the White Rock site displays the highly irregular shape of this site. It consists of approximately 435.1 acres. The boundary generally parallels the curvilinear alignments of the three roadways except for the west boundary located west of the Y and between pState Route 502 to the north and East Jemez Road. Here the boundary is established by topography and generally follows the valley floor at the base of the mesa on which TA-53 is located.

Historical Laboratory Use

The historical use of the White Rock Y site has been the location of water wells and the accommodation of transportation routes to LANL. The original access route to Los Alamos (State Route 502) has been upgraded over time, and the East Jemez Road and State Route 4 were later developed and upgraded as the White Rock community and Bandelier National Monument were developed.

Existing Use

Transportation and utilities are still the only existing use of this site.

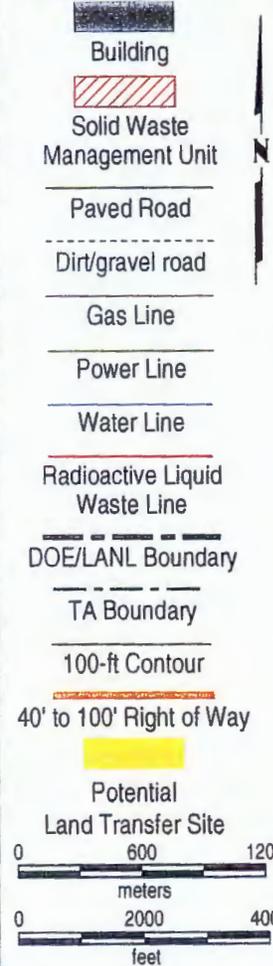
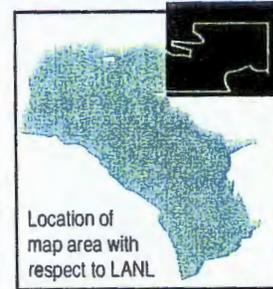
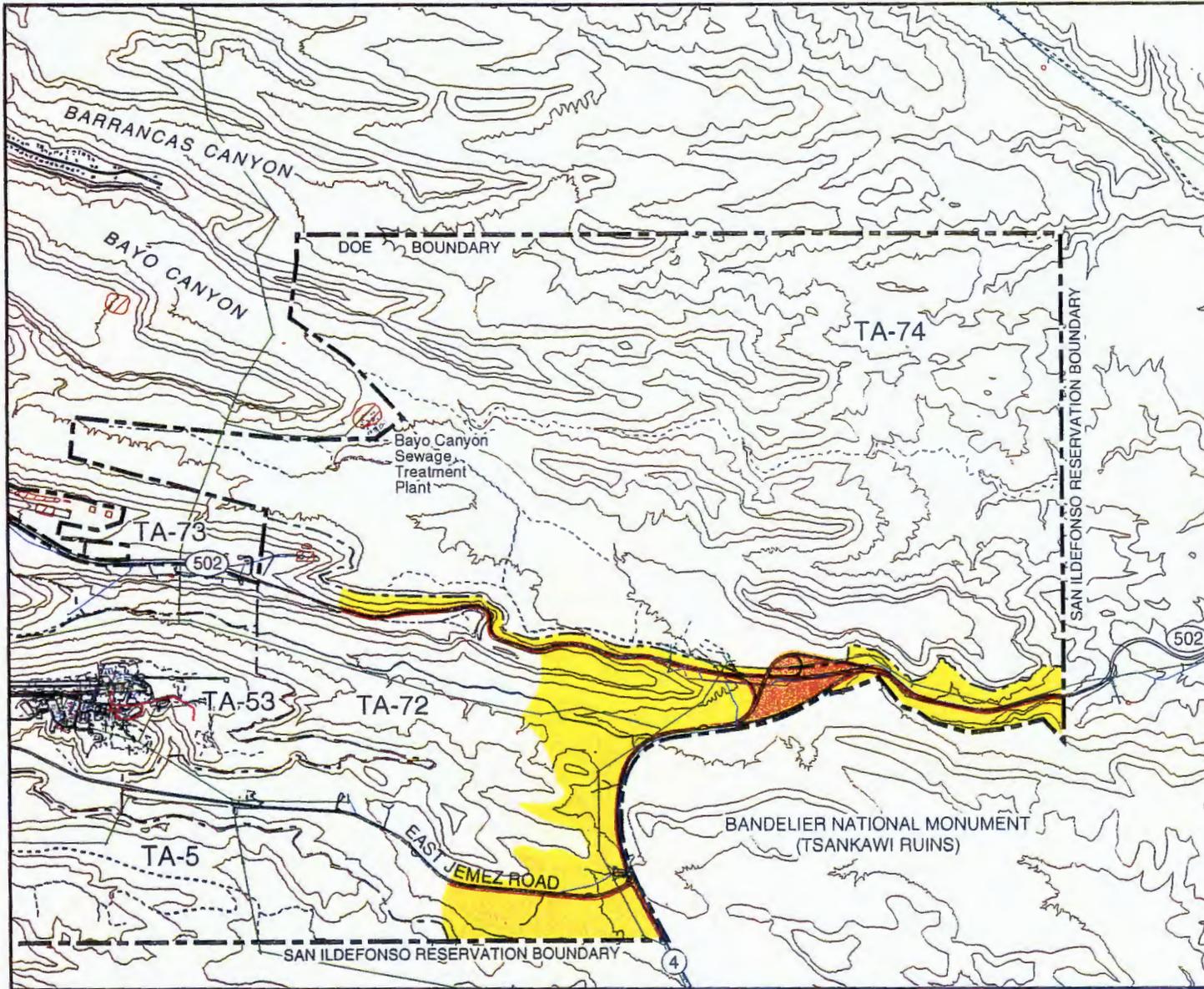
Support of Laboratory's Mission

The White Rock Y site is not physically or directly related to other DOE or LANL sites or functions; therefore, there is no apparent need for this site to carry out current missions.

Urban Infrastructure

The only development within the White Rock Y site is the water wells and transportation related facilities.

White Rock Y Site



Environmental/Cultural Issues

The following text is a preliminary source of information regarding the environmental and cultural resource constraints associated with the subject land transfer tracts. This preliminary information is derived from publicly accessible documents or references contained therein and from LANL GIS databases that were current as of November 1997. Additional site-specific surveys and analyses must be performed in order to provide a more thorough and up-to-date assessment of all potential environmental/cultural issues.

Threatened or Endangered Species - The proposed White Rock Y land tract is located adjacent to potential habitat for federally listed threatened or endangered species (e.g., the American peregrine falcon).

Wetlands - The southeastern portion of the proposed White Rock Y land tract is directly adjacent to a wetland designated by the USFWS NWI program.

Environmental Restoration - There are no known PRSs within the proposed White Rock Y tract.

Cultural Resources and Historic Properties - The proposed White Rock Y land tract has been approximately 25 percent surveyed for cultural resources. Survey results indicate there are 38 prehistoric sites within the tract. The remaining 75 percent of the tract has a relatively high potential for containing 20 to 25 additional cultural resource sites. This tract contains one structure that must be evaluated for eligibility as an historic property.

Economic Potential

This land will continue to be important for transportation related uses. Other development opportunities are unknown at this time, but preservation activities are likely to be important.

DOE Land Preparation Costs Prior to Transfer

There are a number of costs associated with transfer of this site. Included are title development, property survey, decontamination, decommissioning, and environmental cleanup. Transfer cost of this tract for title development, property survey and transfer documents could cost \$93,000. Environmental cleanup NEPA review costs will be incurred. However, no meaningful estimate of the cost to transfer this tract can be provided at this time.

Urban Infrastructure

Site 22 cannot accommodate substantial development, although standard utilities, gas, water, electric, and sewer, are readily available. They are also available at the Manhattan Monument site.

Environmental/Cultural Issues

The following text is a preliminary source of information regarding the environmental and cultural resource constraints associated with the subject land transfer tracts. This preliminary information is derived from publicly accessible documents or references contained therein and from LANL GIS databases that were current as of November 1997. Additional site-specific surveys and analyses must be performed to provide a more thorough and up-to-date assessment of all potential environmental/cultural issues.

Threatened or Endangered Species - The proposed Site 22 land tract is located adjacent to potential habitat for federally listed threatened or endangered species (e.g., the Mexican spotted owl). The Manhattan Monument site is located within the urban developed townsite and no threatened or endangered species are associated with this site.

Wetlands - The proposed Site 22 land tract and the Manhattan Monument site do not contain any wetlands designated by the USFWS NWI program.

Environmental Restoration - There are no known PRSs within the proposed Site 22 tract or the Manhattan Monument site.

Cultural Resources and Historic Properties - The proposed Site 22 land tract has been completely surveyed for cultural resources. Survey results indicate there are no prehistoric sites within the tract. This tract does not contain structures that are eligible historic properties. The Manhattan Monument Site is considered a historic site.

Economic Potential

Site 22 would be best suited for urban-related purposes. The Manhattan Monument site is too small for development and is best suited for the continuation of the historical plaque.

DOE Land Preparation Costs Prior to Transfer

There are a number of costs associated with transfer of this site. Included are title development, property survey, decontamination, decommissioning, and environmental cleanup. Transfer cost of this tract for title development, property survey and transfer documents could cost \$25,000. Potential decontamination, decommissioning, and environmental cleanup costs will be incurred. However, no meaningful estimate of the cost to transfer this tract can be provided at this time.

Technical Area - 74 Site

Location

TA-74 is a very large site located east of the Los Alamos townsite, includes much of Pueblo Canyon, and is lower in elevation than the mesa on which the townsite is built. The site also incorporates a portion of TA-73 on which the airport exists; this area is included with the TA-74 site because of its similar elevation below the mesa on which the airport and townsite exist. It is contiguous with the eastern boundary of the Airport site and with the northern boundary of the White Rock Y site.

Size and Boundary

TA-74 comprises 2,698.4 acres. The site is generally rectangular in shape with the northern and eastern boundaries forming straight boundaries. Land north of the site is within the United States Forest Service and to the east is the San Ildefonso Pueblo. The west and southern boundaries are irregular and determined by the undulating limits of the Los Alamos townsite and the Airport site to the west and the White Rock Y site to the south. This parcel was restored to the public domain by Presidential Proclamation 3539 on May 27, 1963. Because it is public domain land, additional legislative action may be required to transfer it out of federal government control.

Historical Laboratory Use

This site has never accommodated LANL functions other than a former emergency landing strip located on the lower, northern edge of TA-73.

Existing Use

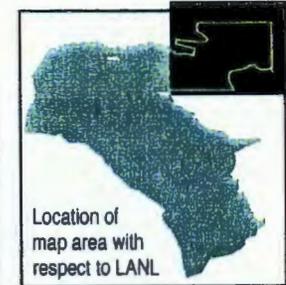
TA-74 accommodates water wells, a water tank, and a state highway road maintenance facility. Several unpaved roads and trails traverse the site.

Support of Laboratory's Mission

TA-74 site is not physically or operationally related to other DOE or LANL sites or functions; therefore, there is no apparent need for this site to carry out current missions.

Los Alamos

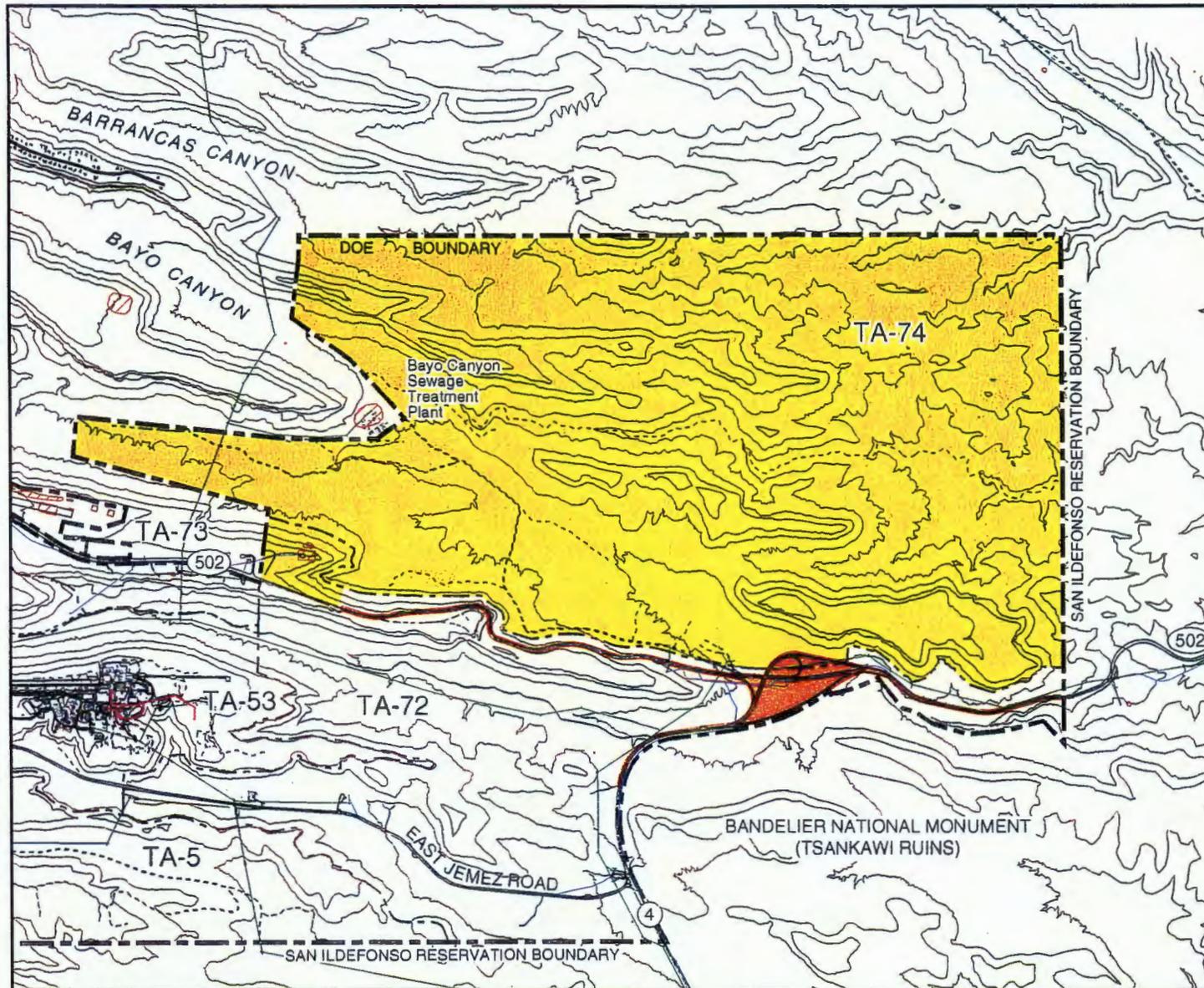
Technical Area - 74 Site



- Building
- Solid Waste Management Unit
- Paved Road
- Dirt/gravel road
- Gas Line
- Power Line
- Water Line
- Radioactive Liquid Waste Line
- DOE/LANL Boundary
- TA Boundary
- 100-ft Contour
- 40' to 100' Right of Way
- Potential Land Transfer Site

0 600 1200
meters

0 2000 4000
feet



Urban Infrastructure

No urban infrastructure is located within TA-74.

Environmental/Cultural Issues

The following text is a preliminary source of information regarding the environmental and cultural resource constraints associated with the subject land transfer tracts. This preliminary information is derived from publicly accessible documents or references contained therein and from LANL GIS databases that were current as of November 1997. Additional site-specific surveys and analyses must be performed to provide a more thorough and up-to-date assessment of all potential environmental/cultural issues.

Threatened or Endangered Species - The proposed TA-74 land tract is located adjacent to, and includes, areas that are designated as buffer and potential habitat for federally listed threatened or endangered species (e.g., Mexican spotted owl and the American peregrine falcon).

Wetlands - The proposed TA-74 land tract does not contain any wetlands designated by the USFWS NWI program.

Environmental Restoration - Within the proposed TA-74 land tract, LANL has recorded approximately 9 PRSs, which are all still under consideration.

Cultural Resources and Historic Properties - The proposed TA-74 land tract has been approximately 25 percent surveyed for cultural resources. Survey results indicate there are 2 historic sites and 64 prehistoric sites within the tract; one of the prehistoric sites is Otowi ruin. The remaining 75 percent of the tract has a very high potential for containing as many as 100 additional cultural resource sites. This tract does not contain structures that are eligible historic properties.

Economic Potential

This site would be used for non-urban purposes, with preservation activities likely to be important for much of this tract.

DOE Land Preparation Costs Prior to Transfer

There are a number of costs associated with transfer of this site. Included are title development, property survey, and environmental cleanup. Transfer cost of this tract for title development, property survey, and transfer documents could be \$145,000. Decontamination, decommissioning, and environmental cleanup costs will be incurred. However, no meaningful estimate of the cost to transfer this tract can be provided at this time.

PUBLIC LAW 105-119

November 26, 1997

PURPOSE: TO CONVEY TO LOS ALAMOS COUNTY OR TRANSFER TO THE SECRETARY OF THE INTERIOR IN TRUST FOR THE PUEBLO OF SAN ILDEFONSO LANDS AT OR NEAR LOS ALAMOS NATIONAL LABORATORY FOR THE PURPOSE OF HISTORIC, CULTURAL, ENVIRONMENTAL PRESERVATION, ECONOMIC DIVERSIFICATION, OR COMMUNITY SELF-SUFFICIENCY

SCHEDULE: CONVEY OR TRANSFER IDENTIFIED PARCELS WITHIN TEN (10) YEARS IF NOT NEEDED FOR THE NATIONAL SECURITY MISSION

**PARCELS PROPOSED FOR
CONVEYANCE OR TRANSFER
(4,646 ACRES)**

PARCEL	ACRES
1. TA-21	244
2. DP ROAD	50
3. LOS ALAMOS AREA OFFICE	13
4. AIRPORT	198
5. WHITE ROCK	99
6. RENDIJA CANYON	909
7. WHITE ROCK "Y"	435
8. SITE 22	0
9. MANHATTAN MONUMENT	0
10. TA-74	2,698
TOTAL	4,646

MAJOR ACTIONS BY DOE

1. IDENTIFY SUITABLE PARCELS (2/98)
2. SUBMIT TITLE REPORT (11/98)
3. ISSUE ENVIRONMENTAL IMPACT STATEMENT (8/99)
4. SUBMIT REPORT ON REQUIRED ENVIRONMENTAL RESTORATION (8/99)
5. SUBMIT PLAN FOR CONVEYANCE OR TRANSFER (NLT 2/00)
6. COMPLETE CONVEYANCE OR TRANSFER (11/07)

MAJOR ACTIONS BY LOS ALAMOS COUNTY AND SAN ILDEFONSO PUEBLO

1. SUBMIT AGREEMENT ON ALLOCATION OF PARCELS (NLT 11/99)

FEATURES OF THE ENVIRONMENTAL RESTORATION REPORT

- 1. CLEANUP COSTS WERE BASED ON
FUTURE LAND USES AS PROPOSED BY
THE COUNTY AND PUEBLO**
- 2. INFORMATION WAS GENERALLY
DEVELOPED FROM THE CURRENT ER
PROJECT BASELINE**
- 3. INFORMATION IS PROVIDED ON
EXTENT OF CONTAMINATION,
PROPOSED REMEDY, AND REGULATORY
STATUS**
- 4. NO PRIORITIZATION BY PARCEL WAS
ESTABLISHED FOR CHARACTERIZATION
OR CLEANUP**
- 5. PROJECTED COSTS EXCEED BASELINE
COSTS DUE TO ADDED SCOPE FROM
PARTS OF TECHNICAL AREA 21**

**POTENTIAL INITIAL TRANSFERS
AND CONVEYANCES**

PARCEL	POTENTIAL FY 1999-00 ER ACTIONS
SITE 22 AND MANHATTAN MONUMENT	NONE
WHITE ROCK	SEDIMENT SAMPLING IN CANDADA DEL BUEY (NO PRSs)
LOS ALAMOS AREA OFFICE	SAMPLING OF 3 PRSs AND CLEANUP IF REQUIRED
RENDIJA CANYON	TO BE DETERMINED