

General



Department of Energy
National Nuclear Security Administration
Albuquerque Operations Office
Office of Los Alamos Site Operations
Los Alamos, New Mexico 87544

Los Alamos Land Transfer Project Office

May 23, 2002



James Bearzi, Chief
Hazardous Waste Bureau
New Mexico Environment Department
2905 Rodeo Park Drive East, Building 1
Santa Fe, New Mexico 87502

Dear Mr. Bearzi:

Enclosed for your review are documents prepared by the Department of Energy (DOE), in support of the conveyance or transfer of two tracts of land, pursuant to DOE's mandate under Public Law 105-119. The tracts will be conveyed to the County of Los Alamos. The enclosed documents relate to the following tracts:

- Tract A-6, part of the Airport Tract (to Los Alamos County)
- Tract A-9, part of the DP Road Tract (to Los Alamos County)

Enclosed for each tract are

- the Environmental Baseline Survey
- the environmental site assessment
- the notice required by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), together with supporting information from the Environmental Restoration Project
- the tract map

Please review the enclosed documents and provide your comments to me within 30 days of receipt of this letter. I would be pleased to meet with you or your staff to discuss these documents. Please let me know if I can be of assistance to you in your reviews.



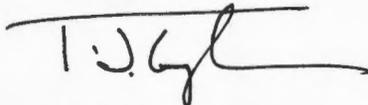
13638

James Bearzi
May 23, 2002

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Please call me at 665-7203 if you have questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. J. Taylor', written over a horizontal line.

Theodore J. Taylor
Project Manager

Enclosures: as stated

Cc w/o enclosure:

T. Taylor, DIR, OLASO
E.D. Martinez, Acting Director, OLASO
E. Romero, Program Manager, OLASO
R. Mayer, EPA
K. Rea, RRES-ECO, UC-LANL, MS M889
LandTran File

Environmental Baseline Survey

For

A-6

Airport Tract West

Pursuant to the US Department of Energy

Cross-Cut Guidance on Environmental Guidance
for DOE Real Property Transfers

May 13, 2002

Environmental Baseline Survey

for

A-6 Airport Tract West

Executive Summary

This document, "Environmental Baseline Survey for A-6, Airport Tract West", was prepared in accordance with the "Cross-Cut Guidance on Environmental Requirements for DOE Real Property Transfers" in preparation of transferring ownership of the A-6, Airport Tract West parcel (hereafter referred to as "Airport Tract West") at Los Alamos National Laboratory from the US Department of Energy (DOE), National Nuclear Security Administration (NNSA)¹ to Los Alamos County pursuant to Public Law 105-119, Section 632. It discusses NNSA compliance with the environmental requirements associated with real property transfers. It also demonstrates that, although potentially contaminated, Airport Tract West is in such condition that NNSA may issue deeds on the basis that "all remedial action necessary to protect human health and the environment has been taken".

The methodology used to prepare this report was to:

- conduct an environmental site assessment of the Airport Tract West consistent with the American Society of Testing and Materials (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM E 1527-00) (see Appendix B),
- review historical and current information and documents pertinent to the Airport Tract West,
- perform a physical examination of the Airport Tract West, and
- consult with both University of California and NNSA staff to confirm existing information or develop additional information.

Based on this assessment, it has been determined that the Airport Tract West, although potentially contaminated by activities conducted in the late 1940s and early 1950s at or near this location, has:

- no potential release sites (PRSs) within its boundaries,
- no record that hazardous substances were ever stored at this site, and
- no requirements for future remedial clean-up activities.

¹ Congress established the National Nuclear Security Administration (NNSA) within the DOE/NNSA to manage the nuclear weapons program for the United States. Los Alamos National Laboratory (LANL or Laboratory) is one of the facilities now managed by the NNSA. The NNSA officially began operations on March 1, 2000. Its mission is to carry out the national security responsibilities of the DOE/NNSA, including maintenance of a safe, secure, and reliable stockpile of nuclear weapons and associated materials capabilities and technologies; promotion of international nuclear safety and nonproliferation; and administration and management of the naval nuclear propulsion program.

Analyses indicate that air quality is good, affected mostly by traffic on Highway 502 immediately north of this site.

There are no known springs or wetlands within the Airport Tract West boundaries, nor do regional aquifer groundwater test or supply wells exist within the tract or within a distance of 0.5 miles of the tract. No surface or groundwater contamination is known to exist at the Airport Tract West, and the Airport Tract West does not lie within the 100-year or 500-year floodplains.

Habitat for threatened and endangered species overlaps the Airport Tract West; however, the DOE/NNSA and the UC consulted with the US Fish and Wildlife Service to assess those affects. The US Fish and Wildlife Service issued a final biological opinion on the effect of land transfer on the Mexican Spotted Owl. This opinion states that land transfer "May affect, likely to adversely affect" the owl on the Airport Tract. However, no further action is required at the Airport Tract West under the provision of the Biological Opinion.

A complete archaeological survey of the Airport Tract West revealed no archaeological sites. No known traditional cultural properties (TCPs) exist.

Based on this information, the University of California and NNSA conclude that there are no outstanding environmental issues to prevent conveyance or transfer of the Airport Tract West to Los Alamos County.

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1.0 Purpose of the Environmental Baseline Survey

On November 26, 1997, Congress passed Public Law 105-119. Section 632 of that law directed the Secretary of Energy to convey to the Incorporated County of Los Alamos, New Mexico, or to the designee of the County and transfer to the Secretary of the Interior, in trust for the Pueblo of San Ildefonso, parcels of land under the jurisdictional administrative control of the Secretary at or in the vicinity of Los Alamos National Laboratory. Such parcels, or tracts, of land must meet the suitability criteria established by the law, that is, they are not required for the national security mission before the end of 11/26/2007; can be restored or remediated by 11/26/2007; and are suitable for historic, cultural or environmental preservation, economic diversification, or community self-sufficiency. The DOE² identified 10 tracts of land for potential transfer to the County of Los Alamos or to San Ildefonso Pueblo. These 10 tracts of land have been further divided into sub-parcels for transfer purposes.

DOE's "Cross-Cut Guidance on Environmental Requirements for DOE Real Property Transfers (DOE/EH-413/9712) provides guidance on the types of information needed to support real property transfers. Information such as the presence of floodplains and wetlands; critical habitats; historic properties; and hazardous substances must be gathered and provided to the potential recipients of the property. This document provides the relevant environmental information as outlined in the Cross-Cut Guidance and provides references to more detailed information.

1.1 Boundaries of Property and Scope of Survey

The Airport Tract West (Appendix D) consists of approximately 8.1 acres of disturbed land located immediately to the south of Highway 502 in Los Alamos County, NM. The eastern edge of the parcel lies due south of the entrance to the Los Alamos airport, and the parcel extends to the west for approximately another quarter mile. It is bounded to the south by DP Canyon.

The legal property boundary description of the Airport Tract itself is provided by the Army Corps of Engineers Title Report, "Airport Tract at Los Alamos, New Mexico", September 15, 1998. The legal property boundary of the Airport Tract West will be contained in the survey reports prepared by the Army Corps of Engineers just prior to transfer.

² Congress established the National Nuclear Security Administration (NNSA) within the DOE to manage the nuclear weapons program for the United States. Los Alamos National Laboratory (LANL or Laboratory) is one of the facilities now managed by the NNSA. The NNSA officially began operations on March 1, 2000. Its mission is to carry out the national security responsibilities of the DOE, including maintenance of a safe, secure, and reliable stockpile of nuclear weapons and associated materials capabilities and technologies; promotion of international nuclear safety and nonproliferation; and administration and management of the naval nuclear propulsion program.

The scope of this Environmental Baseline Survey was to identify potential environmental issues associated with The Airport Tract West that might impact transfer of ownership.

2.0 Survey Methodology

The methodology used to prepare this report was to:

- conduct an environmental site assessment of the Airport Tract West consistent with the American Society of Testing and Materials (ASTM) “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (ASTM E 1527-00) (see Appendix B),
- review historical and current information and documents pertinent to the Airport Tract West,
- perform a physical examination of the Airport Tract West, and
- consult with both University of California and DOE/NNSA staff to confirm existing information or develop additional information.

2.1 Approach and Rationale

Historical and current information (see 2.1.1 below) for the Airport Tract West was reviewed, and the site was physically visited and surveyed. After determining the nature and quality of available information, UC and DOE/NNSA staff were consulted to confirm existing information or develop new information as needed. Collectively, this survey addressed air quality, water quality (surface and groundwater), soil and sediment contamination, and any structures, waste sites, natural resources or other environmental concerns present at the site.

To conduct this assessment it was assumed that the Airport Tract West boundaries were established and not subject to significant change. Environmental conditions and associated information were evaluated based upon those boundaries. Second, it was assumed that the nature and quality of the document reviews and site surveys were independent of, and unaffected by, the recipients’ intended use as identified in the “Conveyance and Transfer Plan for Certain Land Tracts Administered by the U.S. Department of Energy Located at the Los Alamos National Laboratory, Los Alamos and Santa Fe Counties, New Mexico” (DOE September 2000). Lastly, it was assumed that a final inspection or “walk-through” of each parcel would occur prior to conveyance or transfer.

2.1.1 List and Description of Documents Reviewed

In addition to the documents listed below, the Environmental Site Assessment (Appendix B) identifies additional resources used in this evaluation.

1. “Final Site-Wide Environmental Impact Statement for Continued Operation of Los Alamos National Laboratory”, US Department of Energy, DOE/EIS-0238, January 1999.

2. "Final Environmental Impact Statement for the Conveyance and Transfer of Certain Tracts Administered by the US DOE and Located at Los Alamos National Laboratory", US Department of Energy, DOE/EIS-0293, October 1999
3. "Final Environmental Restoration Report to Support Land Conveyance and Transfer under Public Law 105-119", Los Alamos National Laboratory, LA-UR-99-4187, August 1999
4. "Combined Data Report to Congress to Support Land Conveyance and Transfer under Public Law 105-119", US Department of Energy, Unnumbered Report, January 2000.
5. "Conveyance and Transfer Plan for Certain Land Tracts Administered by the U.S. Department of Energy Located at the Los Alamos National Laboratory, Los Alamos and Santa Fe Counties, New Mexico", U.S. Department of Energy, Report to Congress Under Public Law 105-119, Unnumbered Report, September 2000.
6. "Airport Tract at Los Alamos, New Mexico", U.S. Army Corps of Engineers Title Report, September 15, 1998.
7. LANL Hazardous Waste Facility Permit, NM 0890010515-1, 11/8/89
8. "Environmental Surveillance at Los Alamos During 1999", Los Alamos National Laboratory, LA-13775-ENV, December 2000.
9. "Cross-Cut Guidance on Environmental Requirements for DOE Real Property Transfers", U.S. Department of Energy, DOE/EH-413/9712, October 1997
10. "Threatened and Endangered Species Habitat Management Plan," Los Alamos National Laboratory, August 1998.
11. "A Status Report on Threatened and Endangered Species, Wetlands, and Floodplains for the Proposed Conveyance and Transfer Tracts at Los Alamos National Laboratory, Los Alamos, New Mexico", Los Alamos National Laboratory, July 1998.
12. LANL Draft Watershed Management Plan
13. LANL Environmental Restoration Project Baseline, WBS 1.4.2.6.01.02.24.JG.
14. "Endangered Species Act", United States Code, Washington, D.C., Title 16, Conservation; Chapter 35, Endanger Species Act, December 1973.

2.1.2 Inspections of Properties Conducted and Personnel Contacted

The Environmental Site Assessment (Appendix B) identifies personnel contacted during this evaluation.

3.0 Summary of Data

The Airport Tract itself consists of approximately 205 acres located on the northeastern edge of the mesa above Pueblo Canyon and to the east of the Los Alamos townsite. The bottom of DP and Los Alamos Canyons to the south and the mesa's edge to the north define the tract's boundaries. In its Record of Decision, DOE determined that only a portion of this tract would be transferred at this time. DOE has withheld those lands south of State Road 502 as a buffer zone for tritium operations being conducted at TA-21. Should DOE shut down its tritium activities at TA-21, DOE will reassess the need to retain buffer areas and amend the Record of Decision as appropriate.

The Airport Tract West (see map, Appendix D) consists of approximately 8.1 acres of disturbed land located immediately to the north of Highway 502 in Los Alamos County, NM. The eastern edge of the parcel lies due south of the entrance to the Los Alamos airport, and the parcel extends to the west for approximately another quarter mile. It is bounded to the south by DP Canyon. The area is primarily covered in pinyon-juniper with open shrub, grasslands, and wildflowers. The tract is adjacent to sensitive wildlife habitat.

3.1 History and Current Use

Prior to LANL occupancy (1943), there was little development in this remote area. Farming on the mesa-tops, logging, and a few homesteads were the predominant activities in this area. Aerial photographs, taken in the early 1950s, show the Los Alamos airport landing strip prominently positioned where it currently operates today. There is a cleared area approximately the size of the existing terminal building. There is no development noted on the Airport Tract West parcel in any historic aerial photographs.

3.2 Environmental Setting

Highway 502 to the north, DP Canyon to the south, vacant land to the west, and commercial properties to the east surround the Airport Tract West. Vegetation in this tract consists primarily of native grasses, herbs, shrubs, and small trees (pinyon and juniper). Fauna present is limited to those species able to coexist with extensive human development (for example, rats, mice, and songbirds with an occasional deer or coyote). The site is not in a floodplain nor does it support wetlands. Habitat for the Mexican spotted owl overlaps this tract.

Because this tract, and other tracts, contains areas of environmental interest for the Mexican Spotted Owl that might be affected by the proposed action (property transfer) the DOE/NNSA and the UC consulted with the US Fish and Wildlife Service to assess those affects. The US Fish and Wildlife Service issued a final biological opinion on the effect of land transfer on the Mexican Spotted Owl. This opinion states that land transfer "May affect, likely to adversely affect" the owl on the Los Alamos Area Office, DP

Road, TA-21, Airport, and TA-74 Tracts. However, no further action is required at the Airport Tract West under the provision of the Biological Opinion.

Noise in the vicinity of this tract is from motorized vehicles and business operation in the area. Artificial light sources associated with commercial development and vehicles also are present.

3.2.1 Stormwater Runoff Patterns

The Airport Tract West is located on the mesa top between Pueblo Canyon to the north and DP and Los Alamos Canyons to the south. Both canyons have ephemeral drainages in the vicinity of the tract. Both canyons receive storm water runoff and snowmelt from the mesa top and surrounding areas. One spring, DP Spring, flows from the DP Canyon wall but does not maintain flow down into Los Alamos Canyon.

There are no stream gages or other water monitoring devices within the Airport Tract West.

3.2.2 Hazardous Materials and Waste Management

There is no record of hazardous waste management on this parcel.

3.2.3 CERCLA-Related Contamination

None. There is no record of any CERCLA-related contamination at this site.

3.2.4 Storage Tanks and Pipelines

None. There is no record of any storage tanks or pipelines at this site.

3.2.5 Wastewater Treatment and Disposal

Not applicable. No current or historic wastewater treatment and disposal facilities are associated with this site.

3.2.6 Lead in Drinking Water

Not applicable. There are no water resources available at this site, and there are no known sources of potential lead contamination associated with this site.

3.2.7 Oil Water Separator

Not applicable. No current or historic uses of oil water separators are associated with this site.

3.2.8 Asbestos

Not applicable. There are no records of any use or disposal of asbestos at this site.

3.2.9 Air

Not applicable. Air quality at the Airport Tract is primarily affected by LANL operations at TA-21 and the Los Alamos Neutron Science Center (LANSCE). Pollutant contributions also arise from traffic on Highway 502 and from the airplanes that use the Los Alamos Airport.

The Airport Tract West is part of New Mexico Region 3, an attainment area that meets National Ambient Air Quality Standards (NAAQS) for criteria pollutants. Except for small amounts of carbon monoxide and ozone resulting from hydrocarbons emitted from motor vehicles, and airplanes, there are no sources of criteria pollutants within the tract itself.

3.2.10 Lead-Based Paint Surveys and Other Sources of Lead

Not applicable. There are no known sources of lead at this site.

3.2.11 PCBs

Not applicable. There are no known sources or records of PCBs being used or stored at this site.

3.2.12 Pesticides

Not applicable. There are no records of pesticides being used or stored at this site.

3.2.13 Medical Wastes

Not applicable. There are no records of medical wastes being generated or disposed at this site.

3.2.14 Ordnance

Not applicable. There are no records of ordnance being used, stored, or disposed at this site.

3.2.15 Radioactive Materials and Wastes

Not applicable.

3.2.16 Radon

Not applicable.

3.2.17 Groundwater

Not applicable. There are no supply or monitoring wells located on this site, and there is no known contamination at this site that would impact these resources.

3.3 Natural and Cultural Resources

Because this tract, and other tracts, contains areas of environmental interest for the Mexican Spotted Owl that might be affected by the proposed action (property transfer) the DOE/NNSA and the UC consulted with the US Fish and Wildlife Service to assess those affects. The US Fish and Wildlife Service issued a final biological opinion on the effect of land transfer on the Mexican Spotted Owl. This opinion states that land transfer "May affect, likely to adversely affect" the owl on the Los Alamos Area Office, DP Road, TA-21, Airport, and TA-74 Tracts. However, no further action is required at the Airport Tract West under the provision of the Biological Opinion.

One hundred percent of the Airport Tract West has been inventoried for historic and prehistoric cultural resources. Survey results indicate that there are no prehistoric sites present that are eligible for the National Register of Historic Places (NRHP). There is a potential for unidentified resources, including subsurface archaeological deposits and unrecorded burials in the Airport Tract West.

A Programmatic Agreement among the DOE, Advisory Council on Historic Preservation, New Mexico Historic Preservation Officer, Incorporated County of Los Alamos, New Mexico, and Pueblo of San Ildefonso, concerning the conveyance of certain parcels of land to Los Alamos County, New Mexico, provides for mitigating any such identified resources prior to transfer.

There are no known traditional cultural properties (TCPs) located in The Airport Tract. Consultations to identify TCP resources have not been conducted. TCPs may be identified during further consultations with Native American and Hispanic groups regarding the traditional uses of this tract.

3.4 Identification of Uncontaminated Properties

The Airport Tract West, though potentially contaminated from activities conducted at TA-1 during the late 1940s and early 1950s, does not have environmental contamination as defined by CERCLA 120(h)(4).

3.5 All Other Properties

Not applicable. There are no other properties associated with this site.

4.0 Summary of Data for Adjacent Properties

The adjacent properties consist of light industrial, single-family residential, and canyon bottoms. No apparent environmental liabilities were identified in any of the federal or state environmental databases searched for this assessment (see Attachment B). The database search to assess whether environmental conditions on the subject property have been affected by any off-site source or sources identified no mappable³ sites as being within the designated search radii.

Given the database search results and based on an inspection of the surrounding properties from publicly accessible areas, none of the neighboring operations is believed to pose a significant potential concern for environmental conditions on the subject property.

The environmental database search identified 3 “orphan” sites (i.e., sites not mapped by the database search vendor because of poor or inadequate address information). Only one of these listed “orphan” sites is located within 1 mile of the subject property: the Los Alamos airport has underground storage tanks that appear on the New Mexico UST registry. There is no regulatory record of leakage from any UST located at the airport and, therefore, this site is not believed to pose a potential concern for environmental conditions on the subject property.

4.1 History and Current Use

The adjacent property was part of the historic townsite supporting Los Alamos National Laboratory during the late 1940s and early 1950s, or is land that has remained under DOE control in support of the Laboratory. This includes the airport that is leased to Los Alamos County. The townsite was conveyed to Los Alamos County during the late 1950s and early 1960s and subsequently sold to the occupants.

4.2 Environmental Setting

The adjacent lands consist of light industrial development, single-family dwellings, or undeveloped lands.

4.3 Adjacent Properties with No Known or Suspected Releases

Not applicable.

4.4 Adjacent Properties with Known or Suspected Releases

Not applicable.

³ The term “mappable” means that the address information provided is sufficient for the database search vendor to pinpoint the site’s location on a street map with a high degree of confidence.

5.0 Conclusions and Recommended Courses of Action

DOE/NNSA and UC health and safety professionals have reviewed environmental conditions at this parcel and have determined that no special precautions are required.

Based on best available environmental information, the University of California and the Department of Energy conclude that there are no outstanding environmental issues to prevent conveyance or transfer of this tract, after the appropriate cultural resource mitigations have been accomplished. DOE/NNSA may issue deeds on the basis that "all remedial action necessary to protect human health and the environment have been taken".

5.1 Facility Matrix

Not applicable. No structures exist on this parcel.

5.2 Property Categorization

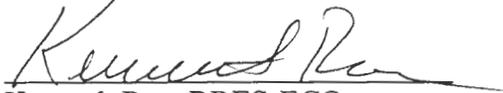
Not applicable. All lands at the Airport Tract West are categorized the same.

5.3 Resource Map

Not applicable. No hazardous materials were identified, and no wells are located on this property.

6.0 Certification of Environmental Baseline Survey

Los Alamos National Laboratory staff and Environmental Contractors conducted this Environmental Baseline Survey under direction and guidance of the Ecology Group. The information contained in this document is accurate to the best of our knowledge.



Kenneth Rea, RRES-ECO
LANL Land Transfer

Appendix A

CERCLA 120(h)

**NOTICE of CERCLA 120(h) INFORMATION FOR PROPERTY SUBJECT TO
CONVEYANCE AND TRANSFER:**

A-6, Airport West Tract

Purpose:

The purpose of this document is to meet the reporting requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Section 120(h) for the conveyance and transfer of the parcel of land identified as the Airport West Tract. *The information contained in this notice is required under authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) 42 U.S.C. section 9620(h).* This report describes the methodology used to evaluate whether any hazardous substances meeting the CERCLA reporting requirements were stored, released, or otherwise managed at the Airport West Tract and identifies those materials.

CERCLA 120(h) and the implementing regulations at 40 CFR 373 require the DOE, when entering into the sale or transfer of real property, to disclose whether any hazardous substances [as defined by CERCLA] have been stored for more than one year in quantities greater than or equal to 1000 kg or the reportable quantity (RQ); any hazardous substances known to be released or disposed of [on the A-3 tract]; and any acutely hazardous wastes stored for one year or more and in quantities greater than or equal to 1 kg.

Location:

The Airport West parcel is located immediately to the south of Highway 502 in Los Alamos County, NM. The eastern edge of the parcel lies due south of the entrance to the Los Alamos airport, and the parcel extends to the west for approximately another quarter mile. It is bounded to the south by DP Canyon.

Methodology:

The information in this report and its attachments is based on a review of available records and interviews. The reviews conducted by the Laboratory's Water Quality Group, the Hazardous and Solid Waste Group, and the Air Quality Group, included a review of Laboratory and group files and databases on chemical inventories and usage; solid and hazardous waste management and storage; releases and spills; emergency response, and PCB equipment.

Is there any record of a hazardous substance having been stored on site?

No records of hazardous substances having been used, stored, released, or disposed on the A-6 tract have been observed. See Appendix C for information on Environmental Restoration Project activities and PRSs.

Was the amount stored greater than or equal to 1,000 kg or the Reportable Quantity (RQ), whichever is greater; and, was the hazardous substance stored for one year or longer?

No records of hazardous substances having been used, stored, released, or disposed on the A-6 tract have been observed. See Appendix C for information on Environmental Restoration Project activities and PRSs.

Was the amount disposed of or released greater than or equal to the RQ?

No records of hazardous substances having been used, stored, released, or disposed on the A-6 tract have been observed. See Appendix C for information on Environmental Restoration Project activities and PRSs.

Current Regulatory Status: The Airport West (A-6) tract does not currently have any operations that are included in the Laboratory's Hazardous Waste Facility Permit. However, any potential release sites (PRS) are subject to RCRA corrective action requirements and associated conditions in Module VIII of the Permit. As shown in Appendix C, there are no Solid Waste Management Units or Areas of Interest or PRSs within this tract.

Appendix B
Environmental
Assessment

ENVIRONMENTAL ASSESSMENT

Land Transfer Parcel, Airport West

**Prepared For: THE DEPARTMENT OF
ENERGY**

April 12, 2002

EXECUTIVE SUMMARY

This report presents a findings summary for an assessment of the actual and potential environmental concerns associated with the portion of the Airport parcel being conveyed to the County of Los Alamos. The Airport West parcel is located immediately to the south of Highway 502 in Los Alamos County, NM. The eastern edge of the parcel lies due south of the entrance to the Los Alamos airport, and the parcel extends to the west for approximately another quarter mile. It is bounded to the south by DP Canyon. For linguistic ease, the portion of the Airport parcel that is the subject of this report is simply referred to as the Airport West parcel for the remainder of this report. Exhibit 1 (at the end of this executive summary) provides a descriptive summary for the Airport West parcel and Exhibit 2 (also at the end of this executive summary) summarizes the known history of this site. Los Alamos National Laboratory conducted its first assessment on August 28, 2000 and a subsequent assessment on April 4, 2002, at the request of the U.S. Department of Energy. The LANL site assessors for this assignment were Ms. Jennifer Pope and Ms. Virginia Smith.

This assessment (hereafter referred to as an environmental site assessment (ESA)) was conducted pursuant to a scope of work consistent with the American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-00); along with an additional off-site disposal practices review (including evaluating whether the subject site is listed as a potentially responsible party (PRP) at an off-site waste disposal site); and an examination of possible asbestos-containing materials (ACMs). A specific discussion of the tasks undertaken is set forth in Attachment A. LANL performed no soil, groundwater, surface water, air, building material, or other environmental sampling and analysis as part of this assessment.

It is LANL's understanding and agreement that the DOE may provide this report to the recipient of the subject parcel, as well as to the public. The parcel recipient may provide this report to third parties and other financing institutions and institutional lenders connected with the contemplated transaction (including, without limitation, any such party providing financing on or after consummation of the contemplated transaction and all assignees and participants of any of the foregoing), and that these parties may rely on the information in the report to the same extent as and subject to the same restrictions agreed to by DOE.

1.2 *LIMITATIONS*

All the information contained in this report, including any engineering conclusions, is based on the information made available to LANL's site assessor during the investigation, which we assume to have been provided in good faith. This report represents an assessment of the Airport West parcel performed in accordance with generally accepted industry standards regarding environmental assessments. LANL makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to ownership of any property or the application of any law to the facts set forth herein. Except as otherwise may be requested by DOE, LANL disclaims any obligation to update the report for events taking place after the time during which we conducted our assessment.

Exhibit 1. Airport West Parcel Description Summary

# of Acres	# of Buildings (approx. total sq. ft)	# of Potential Release Sites (and remediation status)	Current Activities
Approximately 8.1.	None.	None.	No LANL operations are undertaken at this parcel.

Exhibit 2. Airport West Parcel Site History Summary

Site History Prior to LANL Occupancy	Prior to LANL occupancy (1943), there was little development in this remote area. Farming on the mesa-tops, logging, and a few homesteads were the predominant activities in this area.
Site History After LANL's Occupancy	Aerial photographs, taken in the early 1950s, show the Los Alamos airport landing strip prominently positioned where it currently operates today. There is a cleared area approximately the size of the existing terminal building. There is no development noted on the Airport West parcel, which is across Highway 502 and slightly to the west of the Los Alamos airport, in any aerial photograph.

ATTACHMENT A

ASSESSMENT METHODOLOGY

This environmental assessment, consistent with the ASTM Practice E 1527-00 (with added evaluations of ACMs, and possible wetland areas), consisted, in general, of the following steps:

- We met with the following individuals at LANL to discuss parcel-specific environmental and occupational health and safety (EH&S) issues:
 - Mr. Albert Dye, ESH-19, PCB Database Manager;
 - Ms. Debra Archuleta, ESH-17, Asbestos Program Manager;
 - Mr. David Ortiz and Ms. Josie Encinias, ESH-5, Asbestos Management Program;
 - Ms. Louann Romero, ESH-19, HSTD Database Manager;
 - Mr. Harvey Decker, ESH-18, SPCC and SWPPP Plans;
 - Mr. William Flor, HAZMAT Spills Database Manager; and
 - Ms. Jean Dewart, ESH-17, Air Quality Program.

- We visited the facility on August 28, 2000, and again on April 4, 2002 to gather more detailed information concerning possible on-site contamination, and to determine the compliance status of the parcel. Before, during and after the first visit, we interviewed site personnel about past and present site operations, raw materials and waste management practices, and significant environmental liability problems, if any. We did not conduct additional interviews after the second site visit, because there are no ongoing LANL operations at the subject parcel. We also observed actual site conditions in an attempt to identify and assess the status of potential liabilities such as past disposal areas, waste management units and systems, and sites of environmental releases.

- We reviewed ES&H-related files, correspondence, and other documents supplied by LANL.

- We visited the Los Alamos County Archives office in Los Alamos, NM to review aerial photographs of the area and to collect information on site use prior to the Manhattan Project.

- We performed a walk-by and drive-by survey of the immediate neighboring properties in August 2000 and April 2002 from publicly accessible areas for obvious signs of environmental concerns and how those concerns may have environmentally degraded the property under study, and to assess the proximity of the subject property to sensitive ecological areas (e.g., wetlands).

- We reviewed a search of the following computerized environmental databases in April 2002 to determine if hazardous sites or serious local environmental problems may exist on or immediately adjacent to the facility (see radius specifications):¹

¹The environmental database searches were completed for LANL by Environmental Data Resources. The database-specific radii specified for these searches either match the ASTM E 1527-00 requirements or are larger than specified in E 1527-00.

Federal ASTM Records

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (subject site and 0.5-mile radius);
- Emergency Response Notification System (subject site);
- National Priority List (NPL) and proposed NPL (subject site and 1-mile radius);
- RCRA Corrective Action Sites (CORRACTS) list (subject site and 1-mile radius);
- Resource Conservation and Recovery Information System (RCRIS) (subject site and 0.25-mile radius for generators and 0.5-mile radius for treatment, storage, and disposal facilities); and
- CERCLIS-No Further Remedial Action Planned (CERCLIS-NFRAP) (subject site and 0.25-mile radius).

Additional Federal Records

- Biennial Reporting System (subject site only);
- PCB Activity Database System (subject site only);
- RCRA Administrative Action Tracking System (RAATS) list (subject site only);
- Toxic Release Inventory System (subject site only);
- Facility Index Data Base System (FINDs) (subject site only);
- Consolidated Docket Enforcement System (subject site and company name only);
- Hazardous Materials Incident Reporting System (subject site only);
- Delisted NPL Sites (subject site and 1-mile radius);
- Federal Superfund Liens (subject site only);
- Superfund Consent Decrees (subject site and 1-mile radius);
- Toxic Substances Control Act data base (subject site only);
- Materials License Tracking System (subject site only);
- Mines Master Index File (subject site and 0.25-mile radius);
- Records of Decision data base (subject site and 1-mile radius); and
- FIFRA/TSCA Tracking System (FFTS) (subject site only).

State ASTM Records

- New Mexico State leaking underground storage tank (UST) database list (subject site and 0.5-mile radius);
- New Mexico State permitted solid waste facilities/landfill sites (subject site and 0.5-mile radius); and
- New Mexico State registered USTs (subject site and 0.25-mile radius).

Additional State Records

- New Mexico State Aboveground Storage Tanks (subject site only).

- We attempted to obtain and review historical Sanborn Fire Insurance land use maps in August 2000 to establish past land uses of the subject property and the surrounding area consistent with the requirements of ASTM Practice E 1527-00. Sanborn Fire Insurance land use maps were not available for this facility or the surrounding area.
- We reviewed historical aerial photographs available from public agency sources to establish past land uses of several of the subject properties and the surrounding areas consistent with the requirements of ASTM Practice E 1527-00. Aerial photographs dated 1924, 1958, 1974, and 1991 were available from the Environmental Restoration and Los Alamos County photographic archives.
- We located and reviewed abstracts of available historical city directories in August 2000 to establish past uses of several of the subject properties and the surrounding areas consistent with the requirements of ASTM Practice E 1527-00. A search of the county archives in Los Alamos yielded no historical or current city directories for Airport West that gave addresses for the subject site. In most cases, older city directories listed names and phone numbers without the benefit of the listing address.
- We assessed possible issues of current or future environmental liability. This assessment evaluated operations, both past and present, with respect to: air pollution control (including, but not limited to, applicable requirements of the 1990 Clean Air Act Amendments); asbestos management; water supply and pollution control, including stormwater management; nonhazardous solid waste management; hazardous solid waste management; USTs; materials, products, and pesticide storage and handling practices (including Superfund Amendments and Reauthorization Act (SARA) Title III programs); polychlorinated biphenyls (PCBs) inventory management; past on-site or off-site waste disposal practices; and occupational safety and health (including hazards communication).
- We completed an assessment of the facility's potentially significant liabilities under the Superfund statute and related state statutes pertaining to potential on-site contamination and related to the off-site disposal of wastes.
- LANL performed no soil, groundwater, surface water, air, building material, or other environmental sampling and analysis as part of this environmental assessment. LANL did, however, review environmental surveillance, monitoring, and sampling results that have been collected over time and that were relevant to the parcel.

ATTACHMENT B

ISSUES SUMMARY

EXHIBIT 3

**Summary of Environmental Assessment Results for Airport West
Adjacent to Highway 502, Los Alamos NM**

AREA	ISSUE	COMMENT/RECOMMENDATION/LIABILITY/COST
Air Pollution Control	There is no historical record of air pollutants being emitted from any operation or facility within this parcel.	None.
Asbestos Management	There appear to be no environmental liability issues associated with asbestos management on this parcel.	There are no facilities or structures located on this land parcel.
Water Supply and Pollution Control, Including Stormwater Management	There appear to be no environmental liability issues concerning water supply to or wastewater discharges from this parcel.	There exists no potable water supply to the subject parcel. There is no evidence or record of historical or current-day wastewater discharge from or onto this parcel.
Nonhazardous Solid Waste Management	There appear to be no environmental liability issues associated with LANL's nonhazardous waste management practices within the parcel.	No LANL operations are conducted on this parcel, and so no nonhazardous wastes are being generated. There is no record of historical generation of nonhazardous wastes.
Hazardous Solid Waste Management	There appear to be no environmental liability issues associated with LANL's hazardous waste management practices within the parcel.	No LANL operations are conducted on this parcel, and so no hazardous wastes are being generated. There is no record of historical generation of hazardous wastes.
Underground Storage Tanks	There appear to be no environmental liability issues associated with USTs at this facility.	There is no historical record, employee recollection, or visible indication that there are or were USTs in service on this property. There is no plan to install any USTs.
Materials, Products, and Pesticide Handling and Storage Practices	There appear to be no environmental liability issues associated with current materials, products, and pesticide handling and storage practice at this parcel.	No materials, products or pesticides are handled or stored on the subject parcel.
PCB Inventory Management	There appear to be no environmental liability issues associated with PCB inventory management at this land parcel.	LANL's PCB database shows that no PBC-containing equipment was used, stored or disposed on this parcel. During the site visits there was no staining or other indications of oil releases to the environment.
Potential On-Site	There is no record, employee recollection, or visible	On the days of the site visits, there was no unusually altered

Contamination and Waste Disposal	indication that waste materials have been disposed on the subject property. The site address is currently not listed on the proposed or final NPL, in the CERCLIS or CERCLIS-NFRAP databases, or on the State's list of designated potential hazardous waste disposal sites. In addition, the site address is currently not listed in the state or federal reportable spills databases.	topography, unusually stressed vegetation, soil staining, unusual ground depressions, or other visible indications of past spills, releases, or waste disposal. Site contacts reported experiencing no reportable spills.
Past Off-Site Waste Disposal	To the best of LANL ESH-19 staff's knowledge, no issues or concerns have been raised regarding past off-site waste disposal practices from wastes generated on this parcel. LANL has not received or filed notifications under the Comprehensive Environmental Response, Compensation, and Liability Act related to the disposal of any hazardous substances.	None of the off-site disposal facilities known to have received hazardous or nonhazardous wastes from LANL is currently listed on the proposed or final NPL, in the federal CERCLIS or CERCLIS-NFRAP databases, or in the respective state databases that are the equivalent of the federal CERCLIS and NPL databases.
Environmental Data Base Search Results	No apparent environmental liabilities were identified in any of the federal or state environmental databases searched for this assessment (see Attachment A). The database search to assess whether environmental conditions on the subject property have been affected by any off-site source or sources identified no mappable sites as being within the designated search radii. (NOTE: The term "mappable" means that the address information provided is sufficient for the database search vendor to pinpoint the site's location on a street map with a high degree of confidence.).	<p>Given the database search results and based on an inspection of the surrounding properties from publicly accessible areas, none of the neighboring operations is believed to pose a significant potential concern for environmental conditions on the subject property.</p> <p>The environmental database search identified 3 "orphan" sites (i.e., sites not mapped by the database search vendor because of poor or inadequate address information). Only one of these listed "orphan" sites is located within 1 mile of the subject property: the Los Alamos airport has underground storage tanks that appear on the New Mexico UST registry. There is no regulatory record of leakage from any UST located at the airport and, therefore, this site is not believed to pose a potential concern for environmental conditions on the subject property.</p>

Appendix C
Environmental
Restoration
CERCLA Report

ENVIRONMENTAL
RESTORATION
PROJECT

Memorandum

Environmental Science and Waste Technology (E)
Environmental Restoration (ER) Project, MS M992

To/MS: K. Rae, ESH-SWI, MS M889
D. Garvey, ESH-SWI, MS M889
From/MS: P. Schumann, E/ER, MS M992
Phone/FAX: 7-0808/5-4747
Symbol: ER2002-0244
Date: April 4, 2002

**SUBJECT: ENVIRONMENTAL RESTORATION (ER) PROJECT
COMPREHENSIVE ENVIRONMENTAL RESPONSE,
COMPENSATION, AND LIABILITY ACT (CERCLA) 120(h) REPORT
INFORMATION IN SUPPORT OF THE TRANSFER OF THE AIRPORT-
4 WEST SUB-PARCEL [MAP DESIGNATION A-6] TO LOS ALAMOS
COUNTY**

The purpose of this document is to transmit CERCLA 120(h) information to support the transfer of the Airport-4 West Sub-parcel (Map Designation A-6) to Los Alamos County.

The ER Project has not submitted any previous documentation concerning CERCLA 120(h) requirements specific to this Sub-parcel.

Please note that the CERCLA 120(h) reports provided herein are based on the review of the four maps (Thiel, Vigil, Merrick and Thatcher/Vigil) provided to the ER Project in 1998, and the most current topographic and PRS information maintained by the Laboratory's Facility for Information Management, Analysis, and Display.

In addition, please note that the CERCLA 120(h) information provided relates only to the status of the Potential Release Site (PRS), other information relevant to current operations and activities, or other regulations at the parcel included in the transfer, are the responsibility of other Los Alamos National Laboratory organizations and is not included herein. The Site-Wide Issues Program Office is the source for this other information necessary to complete the CERCLA 120(h) report.

If you have any questions, please call me at (505) 667-5840 or Kim Birdsall at (505) 665-3486.

PS/KB/vn

Attachment: ER Project Supporting Documentation for the Airport-4 West Sub-parcel [Map Designation A-6] CERCLA 120(h) Report

K. Rae
ER2002-0244

-2-

April 12, 2002

Cy (w/enc.):

K. Birdsall, E/ER, MS M992
M. Kirsch, E/ER, MS M992
E. Louderbough, LC-GL, MS A187
W. Neff, E/ET, MS M992
V. Smith, E/ER, MS M992
P. Wardwell, LC-GL, MS A187
L. Cummings, LAAO, MS A316
D. Gregory, LAAO, MS A316
M. Johansen, LAAO, MS A316
E/ER File, MS M992
IM-5, MS A150
RPF, MS M707

Cy (w/o enc.):

J. Canepa, E/ER, MS M992

**ER Project Supporting Documentation
For The Airport-4 West Sub-parcel [Map Designation A-6]
CERCLA 120(h) Report**

Location: Los Alamos Townsite

Description: The Airport-4 West Sub-parcel (Map Designation A-6) occupies approximately 8.1 acres of undeveloped land bounded by the Los Alamos Fire Department Station No. 6 to the west, New Mexico Highway 502 and its right-of-way to the north, and the Airport-3 Sub-parcel to the east, and DP Canyon to the south.

History: The Airport-4 West Sub-parcel does not contain any solid waste management units (SWMUs) or areas of concern (AOCs) within its boundaries.

Is there any record of a hazardous substance having been stored on site?

No. There is no information that suggests that hazardous substances were stored on site.

Was the amount stored greater than or equal to 1,000 kg or the Reportable Quantity (RQ), whichever is greater?

Not applicable.

Was the amount disposed of or released greater than or equal to the RQ?

Not applicable.

Current Regulatory Status: The Airport-4 West Sub-parcel contains no SWMUs or AOCs within its boundaries. Therefore, this Sub-parcel meets the Comprehensive Environmental Response, Compensation and Liability Act Section 120(h) requirements because all necessary remedial action (none in this case) has been taken prior to transfer.

Future Actions Required: None

References: *"Conveyance and Transfer Plan for Certain Land Tracts Administered by the U.S. Department of Energy Located at the Los Alamos National Laboratory, Los Alamos and Santa Fe Counties, New Mexico, Report to Congress Under Public Law 105-119,"* United States Department of Energy, September 2000.

"Combined Data Report to Congress to Support Land Conveyance and Transfer Under Public Law 105-119," United States Department of Energy, January 2000.

"Environmental Restoration Report to Support Land Conveyance and Transfer Under Public Law 105-119," Environmental Restoration Project, August 1999, LA-UR-99-4187.

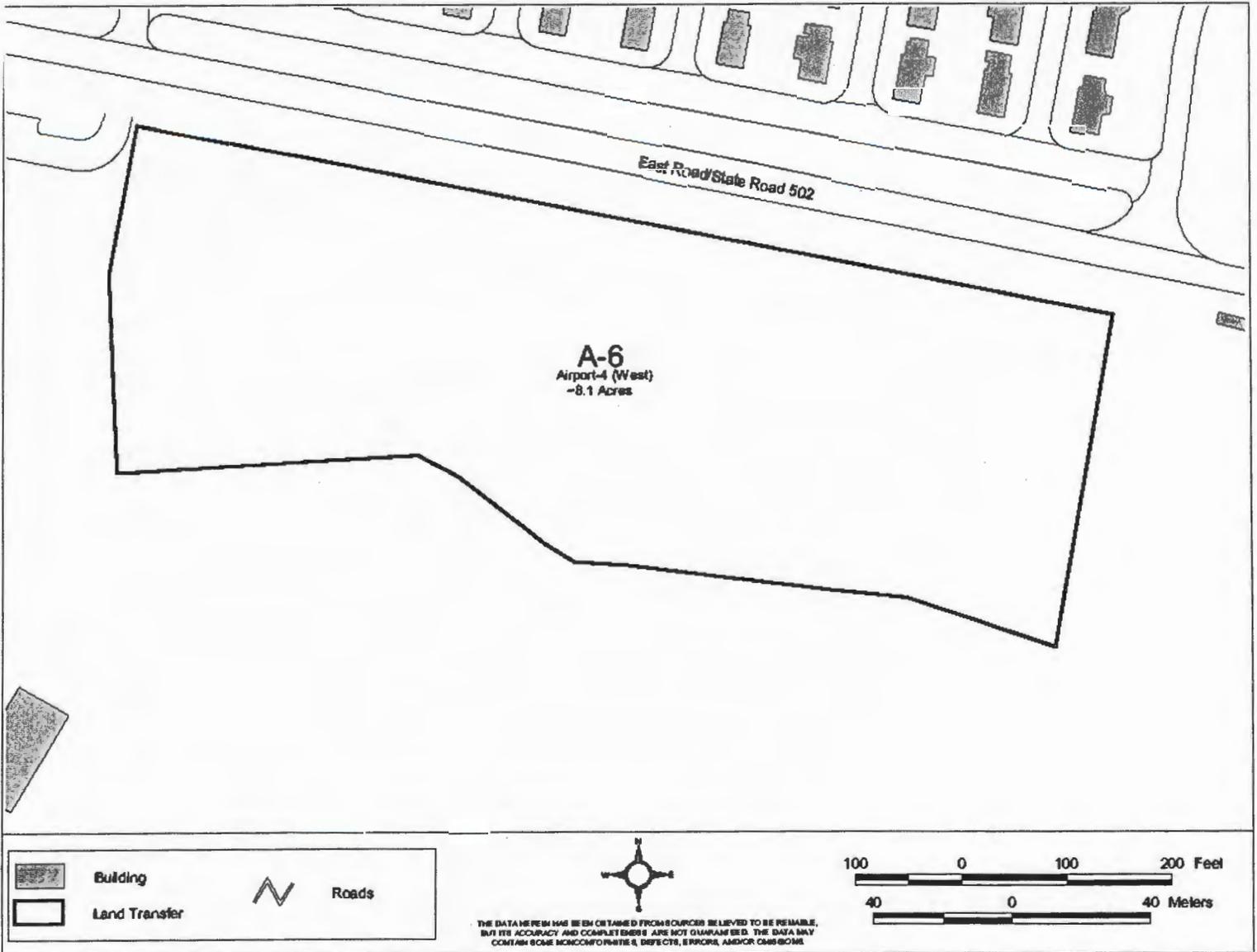
"RFI Work Plan for Operable Unit 1071," Environmental Restoration Project, October 1992, LA-UR-92-0810.

"Summary of ER Activities to Support Land Conveyance and Transfer at Los Alamos National Laboratory Under Public Law 105-119," Environmental Restoration Project, August 1999, LA-UR-99-1018.

Appendix D

Site Map

A-6 AIRPORT TRACT WEST



Environmental Baseline Survey

For

A-9

DP Road Tract North

Pursuant to the US Department of Energy

Cross-Cut Guidance on Environmental Guidance
for DOE Real Property Transfers

May 13, 2002

Environmental Baseline Survey

for

A-9 DP Road Tract North

Executive Summary

This document, "Environmental Baseline Survey for A-9, DP Road Tract North", was prepared in accordance with the "Cross-Cut Guidance on Environmental Requirements for DOE Real Property Transfers" in preparation of transferring ownership of the A-9, DP Road Tract North parcel (hereafter referred to as "DP Road Tract North") at Los Alamos National Laboratory from the US Department of Energy (DOE), National Nuclear Security Administration (NNSA)¹ to Los Alamos County pursuant to Public Law 105-119, Section 632. It discusses NNSA compliance with the environmental requirements associated with real property transfers. It also demonstrates that, although potentially contaminated, DP Road Tract North is in such condition that NNSA may issue deeds on the basis that "all remedial action necessary to protect human health and the environment has been taken".

The methodology used to prepare this report was to:

- conduct an environmental site assessment of the DP Road Tract North consistent with the American Society of Testing and Materials (ASTM) "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" (ASTM E 1527-00) (see Appendix B),
- review historical and current information and documents pertinent to the DP Road Tract North,
- perform a physical examination of the DP Road Tract North, and
- consult with both University of California and NNSA staff to confirm existing information or develop additional information.

Based on this assessment, it has been determined that the DP Road Tract North was potentially contaminated by activities conducted from the late 1940s through the 1980s at or near this location, and has:

- one potential release site (PRS) within its boundaries,
- no record that hazardous substances were ever stored at this site, and
- no requirements for future remedial clean-up activities.

¹ Congress established the National Nuclear Security Administration (NNSA) within the DOE/NNSA to manage the nuclear weapons program for the United States. Los Alamos National Laboratory (LANL or Laboratory) is one of the facilities now managed by the NNSA. The NNSA officially began operations on March 1, 2000. Its mission is to carry out the national security responsibilities of the DOE/NNSA, including maintenance of a safe, secure, and reliable stockpile of nuclear weapons and associated materials capabilities and technologies; promotion of international nuclear safety and nonproliferation; and administration and management of the naval nuclear propulsion program.

Analyses indicate that air quality is good, affected mostly by traffic on DP Road, immediately south of this site.

There are no known springs or wetlands within the DP Road Tract North boundaries, nor do regional aquifer groundwater test or supply wells exist within the tract or within a distance of 0.5 miles of the tract. No surface or groundwater contamination is known to exist at the DP Road Tract North, and the DP Road Tract North does not lie within the 100-year or 500-year floodplains.

Habitat for threatened and endangered species overlaps the DP Road Tract North; however, the DOE/NNSA and the UC consulted with the US Fish and Wildlife Service to assess those affects. The US Fish and Wildlife Service issued a final biological opinion on the effect of land transfer on the Mexican Spotted Owl. This opinion states that land transfer "May affect, likely to adversely affect" the owl on the Airport Tract. However, no further action is required at the DP Road Tract North under the provision of the Biological Opinion.

A complete archaeological survey of the DP Road Tract North revealed no archaeological sites. No known traditional cultural properties (TCPs) exist.

Based on this information, the University of California and NNSA conclude that there are no outstanding environmental issues to prevent conveyance or transfer of the DP Road Tract North to Los Alamos County.

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1.0 Purpose of the Environmental Baseline Survey

On November 26, 1997, Congress passed Public Law 105-119. Section 632 of that law directed the Secretary of Energy to convey to the Incorporated County of Los Alamos, New Mexico, or to the designee of the County and transfer to the Secretary of the Interior, in trust for the Pueblo of San Ildefonso, parcels of land under the jurisdictional administrative control of the Secretary at or in the vicinity of Los Alamos National Laboratory. Such parcels, or tracts, of land must meet the suitability criteria established by the law, that is, they are not required for the national security mission before the end of 11/26/2007; can be restored or remediated by 11/26/2007; and are suitable for historic, cultural or environmental preservation, economic diversification, or community self-sufficiency. The DOE² identified 10 tracts of land for potential transfer to the County of Los Alamos or to San Ildefonso Pueblo. These 10 tracts of land have been further divided into sub-parcels for transfer purposes.

DOE's "Cross-Cut Guidance on Environmental Requirements for DOE Real Property Transfers (DOE/EH-413/9712) provides guidance on the types of information needed to support real property transfers. Information such as the presence of floodplains and wetlands; critical habitats; historic properties; and hazardous substances must be gathered and provided to the potential recipients of the property. This document provides the relevant environmental information as outlined in the Cross-Cut Guidance and provides references to more detailed information.

1.1 Boundaries of Property and Scope of Survey

The DP Road Tract is located between the western boundary of Technical Area (TA) 21 and the major commercial districts of the Los Alamos townsite and is near the currently active operations of LANL. The tract is approximately 50 acres (20 hectares). Access into the site is from Trinity Drive onto DP Road. Vegetation at the site includes ponderosa pine forest and pinyon-juniper woodlands, both with open shrub, grasslands, and wildflower areas.

The legal property boundary description of this tract is provided by the Army Corps of Engineers Title Report, "DP Road Tract (North, South, and West) at Los Alamos, New Mexico", September 15, 1998. The legal property boundary of the DP Road Tract North will be contained in the survey reports prepared by the Army Corps of Engineers just prior to transfer.

² Congress established the National Nuclear Security Administration (NNSA) within the DOE to manage the nuclear weapons program for the United States. Los Alamos National Laboratory (LANL or Laboratory) is one of the facilities now managed by the NNSA. The NNSA officially began operations on March 1, 2000. Its mission is to carry out the national security responsibilities of the DOE, including maintenance of a safe, secure, and reliable stockpile of nuclear weapons and associated materials capabilities and technologies; promotion of international nuclear safety and nonproliferation; and administration and management of the naval nuclear propulsion program.

The scope of this Environmental Baseline Survey was to identify potential environmental issues associated with The DP Road Tract North that might impact transfer of ownership.

2.0 Survey Methodology

The methodology used to prepare this report was to:

- conduct an environmental site assessment of the DP Road Tract North consistent with the American Society of Testing and Materials (ASTM) “Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process” (ASTM E 1527-00) (see Appendix B),
- review historical and current information and documents pertinent to the DP Road Tract North,
- perform a physical examination of the DP Road Tract North, and
- consult with both University of California and DOE/NNSA staff to confirm existing information or develop additional information.

2.1 Approach and Rationale

Historical and current information (see 2.1.1 below) for the DP Road Tract North was reviewed, and the site was physically visited and surveyed. After determining the nature and quality of available information, UC and DOE/NNSA staff were consulted to confirm existing information or develop new information as needed. Collectively, this survey addressed air quality, water quality (surface and groundwater), soil and sediment contamination, and any structures, waste sites, natural resources or other environmental concerns present at the site.

To conduct this assessment it was assumed that the DP Road Tract North boundaries were established and not subject to significant change. Environmental conditions and associated information were evaluated based upon those boundaries. Second, it was assumed that the nature and quality of the document reviews and site surveys were independent of, and unaffected by, the recipients’ intended use as identified in the “Conveyance and Transfer Plan for Certain Land Tracts Administered by the U.S. Department of Energy Located at the Los Alamos National Laboratory, Los Alamos and Santa Fe Counties, New Mexico” (DOE September 2000). Lastly, it was assumed that a final inspection or “walk-through” of each parcel would occur prior to conveyance or transfer.

2.1.1 List and Description of Documents Reviewed

In addition to the documents listed below, the Environmental Site Assessment (Appendix B) identifies additional resources used in this evaluation.

1. “Final Site-Wide Environmental Impact Statement for Continued Operation of Los Alamos National Laboratory”, US Department of Energy, DOE/EIS-0238, January 1999.

2. "Final Environmental Impact Statement for the Conveyance and Transfer of Certain Tracts Administered by the US DOE and Located at Los Alamos National Laboratory", US Department of Energy, DOE/EIS-0293, October 1999
3. "Final Environmental Restoration Report to Support Land Conveyance and Transfer under Public Law 105-119", Los Alamos National Laboratory, LA-UR-99-4187, August 1999
4. "Combined Data Report to Congress to Support Land Conveyance and Transfer under Public Law 105-119", US Department of Energy, Unnumbered Report, January 2000.
5. "Conveyance and Transfer Plan for Certain Land Tracts Administered by the U.S. Department of Energy Located at the Los Alamos National Laboratory, Los Alamos and Santa Fe Counties, New Mexico", U.S. Department of Energy, Report to Congress Under Public Law 105-119, Unnumbered Report, September 2000.
6. "DP Road Tract (North, South, and West) at Los Alamos, New Mexico", Army Corps of Engineers Title Report, September 15, 1998.
7. LANL Hazardous Waste Facility Permit, NM 0890010515-1, 11/8/89
8. "Environmental Surveillance at Los Alamos During 1999", Los Alamos National Laboratory, LA-13775-ENV, December 2000.
9. "Cross-Cut Guidance on Environmental Requirements for DOE Real Property Transfers", U.S. Department of Energy, DOE/EH-413/9712, October 1997
10. "Threatened and Endangered Species Habitat Management Plan," Los Alamos National Laboratory, August 1998.
11. "A Status Report on Threatened and Endangered Species, Wetlands, and Floodplains for the Proposed Conveyance and Transfer Tracts at Los Alamos National Laboratory, Los Alamos, New Mexico", Los Alamos National Laboratory, July 1998.
12. LANL Draft Watershed Management Plan
13. LANL Environmental Restoration Project Baseline, WBS 1.4.2.6.01.02.24.JG.
14. "Endangered Species Act", United States Code, Washington, D.C., Title 16, Conservation; Chapter 35, Endanger Species Act, December 1973.

2.1.2 Inspections of Properties Conducted and Personnel Contacted

The Environmental Site Assessment (Appendix B) identifies personnel contacted during this evaluation.

3.0 Summary of Data

The DP Road Tract itself is located between the western boundary of Technical Area 21 and the major commercial districts of the Los Alamos Townsite and is near the currently active operations of LANL. The tract is approximately 50 acres. The western section of the tract contains two structures on approximately 2 acres, one of which houses a major portion of the LANL archives. Approximately 26 acres of relatively level land is covered with native vegetation. Portions of DP Canyon and BV Canyon (which flows into Los Alamos Canyon) are within the tract boundaries and include areas generally too steep for development (slopes greater than 20 degrees). Access to the site is from Trinity Drive onto DP road.

The DP Road Tract North (see map, Appendix D) is generally located directly north of DP Road in Los Alamos County, NM, and is approximately 4.6 acres in area. It is bounded to the west by the Knights of Columbus hall, to the east by the Los Alamos County Fire and Training Station, and to the north by DP Canyon. The area is primarily covered in grasses, small shrubs, and a few trees. The tract is adjacent to sensitive wildlife habitat.

3.1 History and Current Use

Prior to LANL occupancy (1943), there was little development in this remote area. Farming on the mesa-tops, logging, and a few homesteads were the predominant activities in this area.

In 1946, the DP Tank Farm was constructed on the DP Road Tract North. It contained 15 storage tanks – 13 underground and 2 aboveground – with a total capacity of 281,364 gallons; distribution piping, valve boxes, and two fill stations. By 1980, only one storage tank was still in use, although several of the remaining tanks still contained petroleum products. The Tank Farm was decommissioned in 1988, and all equipment was removed at that time. The site of the Tank Farm was designated as a potential release site (PRS) by the New Mexico Environment Department, and was the subject of a series of investigations for environmental contamination, and subsequent remediations, in 1988, 1994, 1995, 1996 and 2001. The ER Project recommended the site for no further action in 2001. On January 14, 2002 NMED approved the Phase II RFI Report, thus concurring in the no further action recommendation.

3.2 Environmental Setting

DP Road to the south, DP Canyon to the north, and commercial properties to the east and west surround the DP Road Tract North. Vegetation in this tract consists primarily of grasses, small shrubs, and a few small trees (pinyon and juniper). Fauna present is limited to those species able to coexist with extensive human development (for example, rats, mice, and songbirds with an occasional deer or coyote). The site is not in a floodplain nor does it support wetlands. Habitat for the Mexican spotted owl overlaps this tract.

Because this tract and other tracts contain areas of environmental interest for the Mexican Spotted Owl that might be affected by the proposed action (property transfer), the DOE/NNSA and the UC consulted with the US Fish and Wildlife Service to assess those affects. The US Fish and Wildlife Service issued a final biological opinion on the effect of land transfer on the Mexican Spotted Owl. This opinion states that land transfer "May affect, likely to adversely affect" the owl on the Los Alamos Area Office, DP Road, TA-21, Airport, and TA-74 Tracts. However, no further action is required at the DP Road Tract North under the provision of the Biological Opinion.

Noise in the vicinity of this tract is from motorized vehicles and business operation in the area. Artificial light sources associated with commercial development and vehicles also are present.

3.2.1 Stormwater Runoff Patterns

The DP Road tract is located on the mesa top above Los Alamos Canyon, an ephemeral drainage, which receives surface water runoff from this tract. One arm of the tract is in the head of DP Canyon, another ephemeral drainage that flows into Los Alamos Canyon downstream of the DP Road tract. DP Canyon also receives stormwater runoff from the Los Alamos townsite via a storm drain at the head of the canyon. There are no known springs or wetlands within the tract, and there are no National Pollutant Discharge Elimination System (NPDES)-permitted outfalls within the tract. In addition, there are no stream gages or other water monitoring devices within the DP Road Tract North.

3.2.2 Hazardous Materials and Waste Management

There is no record of hazardous waste management on this parcel.

3.2.3 CERCLA-Related Contamination

None. There is no record of any CERCLA-related contamination at this site.

3.2.4 Storage Tanks and Pipelines

The historical record demonstrates that 13 USTs were installed on the subject property in 1946. All of these tanks were removed in 1988. One of these tanks, at the time of decommissioning, was found to have a leaking gasket; otherwise, the integrity of all tanks was intact. A series of remediations were conducted under LANL's Environmental Restoration Project under the auspices of RCRA Subpart S rather than under UST regulations; the results of these remediations were presented previously in this report, in Section 3.1.

3.2.5 Wastewater Treatment and Disposal

Not applicable. No current or historic wastewater treatment and disposal facilities are associated with this site.

3.2.6 Lead in Drinking Water

Not applicable. There are no water resources available at this site, and there are no known sources of potential lead contamination associated with this site.

3.2.7 Oil Water Separator

Not applicable. No current or historic uses of oil water separators are associated with this site.

3.2.8 Asbestos

Not applicable. There are no records of any use or disposal of asbestos at this site.

3.2.9 Air

Not applicable. Air quality at the DP Road Tract North is primarily affected by LANL operations at TA-21. Pollutant contributions also arise from traffic on DP Road and on Highway 502, as well as from the airplanes that use the Los Alamos Airport. The LANL Air Quality group is currently installing an air monitoring station at the southwest corner of the subject property, and it will monitor emissions arising from the remediation of Material Disposal Area (MDA) B, located on the south side of DP Road and to the east of the DP Road Tract North.

The DP Road Tract North is part of New Mexico Region 3, an attainment area that meets National Ambient Air Quality Standards (NAAQS) for criteria pollutants. Except for small amounts of carbon monoxide and ozone resulting from hydrocarbons emitted from motor vehicles, and airplanes, there are no sources of criteria pollutants within the tract itself.

3.2.10 Lead-Based Paint Surveys and Other Sources of Lead

Not applicable. There are no known sources of lead at this site.

3.2.11 PCBs

Not applicable. There are no known sources or records of PCBs being used or stored at this site.

3.2.12 Pesticides

Not applicable. There are no records of pesticides being used or stored at this site.

3.2.13 Medical Wastes

Not applicable. There are no records of medical wastes being generated or disposed at this site.

3.2.14 Ordnance

Not applicable. There are no records of ordnance being used, stored, or disposed at this site.

3.2.15 Radioactive Materials and Wastes

Not applicable.

3.2.16 Radon

Not applicable.

3.2.17 Groundwater

Not applicable. There are no supply or monitoring wells located on this site, and there is no known contamination at this site that would impact these resources.

3.3 Natural and Cultural Resources

Because this tract and other tracts contain areas of environmental interest for the Mexican Spotted Owl that might be affected by the proposed action (property transfer), the DOE/NNSA and the UC consulted with the US Fish and Wildlife Service to assess those affects. The US Fish and Wildlife Service issued a final biological opinion on the effect of land transfer on the Mexican Spotted Owl. This opinion states that land transfer "May affect, likely to adversely affect" the owl on the Los Alamos Area Office, DP Road, TA-21, Airport, and TA-74 Tracts. However, no further action is required at the DP Road Tract North under the provision of the Biological Opinion.

One hundred percent of the DP Road Tract North has been inventoried for historic and prehistoric cultural resources. Survey results indicate that there are no prehistoric sites present that are eligible for the National Register of Historic Places (NRHP). There is a potential for unidentified resources, including subsurface archaeological deposits and unrecorded burials in the DP Road Tract North.

A Programmatic Agreement among the DOE, Advisory Council on Historic Preservation, New Mexico Historic Preservation Officer, Incorporated County of Los Alamos, New Mexico, and Pueblo of San Ildefonso, concerning the conveyance of certain parcels of land to Los Alamos County, New Mexico, provides for mitigating any such identified resources prior to transfer.

There are no known traditional cultural properties (TCPs) located in DP Road Tract North. Consultations to identify TCP resources have not been conducted. TCPs may be identified during further consultations with Native American and Hispanic groups regarding the traditional uses of this tract.

3.4 Identification of Uncontaminated Properties

The DP Road Tract North, though potentially contaminated from activities conducted onsite from the late 1940s through the 1980s, does not have environmental contamination as defined by CERCLA 120(h)(4).

3.5 All Other Properties

Not applicable. There are no other properties associated with this site.

4.0 Summary of Data for Adjacent Properties

The adjacent properties consist of commercial, light industrial, and canyon bottoms. No apparent environmental liabilities were identified in any of the federal or state environmental databases searched for this assessment (see Attachment B). The database search to assess whether environmental conditions on the subject property have been affected by any off-site source or sources identified one mappable³ site as being within the designated search radii. Specifically, one record of a leaking underground storage tank was identified in the New Mexico LUST database. The tank was located at the Hilltop House and convenience store property located at the convergence of Trinity Drive and Central Avenue. It was reported as leaking in 1992, and a subsequent investigation determined that it had no impact on ground water. According to the database, no further action is recommended for this tank.

Given the database search results and based on an inspection of the surrounding properties from publicly accessible areas, none of the neighboring operations is believed to pose a significant potential concern for environmental conditions on the subject property.

The environmental database search also identified 10 “orphan” sites (i.e., sites not mapped by the database search vendor because of poor or inadequate address information). Four of these orphan sites are located on DP Road: LA Publishing, Preventech, Glover’s Auto Repair, and Automotive Professionals. Each of these sites is registered as a small-quantity generator of hazardous wastes under RCRA. There is no evidence to suggest that releases have occurred from any of these four sites. The remaining six orphan sites are located sufficiently distant from the subject property to be deemed not to have an impact on the property.

³ The term “mappable” means that the address information provided is sufficient for the database search vendor to pinpoint the site’s location on a street map with a high degree of confidence.

4.1 History and Current Use

The adjacent property was part of the historic townsite supporting Los Alamos National Laboratory during the late 1940s and early 1950s. The townsite was conveyed to Los Alamos County during the late 1950s and early 1960s and subsequently sold to the occupants. At present, the adjacent properties house light industrial and commercial operations.

4.2 Environmental Setting

The adjacent lands consist of light industrial development, commercial development, or undeveloped lands.

4.3 Adjacent Properties with No Known or Suspected Releases

Not applicable.

4.4 Adjacent Properties with Known or Suspected Releases

Not applicable.

5.0 Conclusions and Recommended Courses of Action

DOE/NNSA and UC health and safety professionals have reviewed environmental conditions at this parcel and have determined that no special precautions are required.

Based on best available environmental information, the University of California and the Department of Energy conclude that there are no outstanding environmental issues to prevent conveyance or transfer of this tract, after the appropriate cultural resource mitigations have been accomplished. DOE/NNSA may issue deeds on the basis that "all remedial action necessary to protect human health and the environment have been taken".

5.1 Facility Matrix

Not applicable. No structures exist on this parcel.

5.2 Property Categorization

Not applicable. All lands at the DP Road Tract North are categorized the same.

5.3 Resource Map

Not applicable. No hazardous materials were identified, and no wells are located on this property.

6.0 Certification of Environmental Baseline Survey

Los Alamos National Laboratory staff and Environmental Contractors conducted this Environmental Baseline Survey under direction and guidance of the Ecology Group. The information contained in this document is accurate to the best of our knowledge.



Kenneth Rea, RRES-ECO
LANL Land Transfer

Appendix A

CERCLA 120(h)

**NOTICE of CERCLA 120(h) INFORMATION FOR PROPERTY SUBJECT TO
CONVEYANCE AND TRANSFER:**

A-9, DP Road-2 (North)

Purpose:

The purpose of this document is to meet the reporting requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Section 120(h) for the conveyance and transfer of the parcel of land identified as the DP Road Tract North (A-9). *The information contained in this notice is required under authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) 42 U.S.C. section 9620(h).* This report describes the methodology used to evaluate whether any hazardous substances meeting the CERCLA reporting requirements were stored, released, or otherwise managed at the DP Road Tract North (A-9) and identifies those materials.

CERCLA 120(h) and the implementing regulations at 40 CFR 373 require the DOE, when entering into the sale or transfer of real property, to disclose whether any hazardous substances [as defined by CERCLA] have been stored for more than one year in quantities greater than or equal to 1000 kg or the reportable quantity (RQ); any hazardous substances known to be released or disposed of [on the A-9 tract]; and any acutely hazardous wastes stored for one year or more and in quantities greater than or equal to 1 kg.

Location:

The DP Road-2 North parcel (the A-9 tract) is generally located directly north of DP Road in Los Alamos County, NM, and is approximately 4.6 acres in area. It is bounded to the west by the Knights of Columbus hall, to the east by the Los Alamos County Fire and Training Station, and to the north by DP Canyon.

Methodology:

The information in this report and its attachments is based on a review of available records and interviews. The Environmental Restoration Project's approach to reviews and interviews is detailed in Appendix. The reviews conducted by the Laboratory's Environmental Restoration Project, Water Quality Group, the Hazardous and Solid Waste Group, and the Air Quality Group, included a review of Laboratory and group files and databases on chemical inventories and usage; solid and hazardous waste management and storage; releases and spills; emergency response, and PCB equipment.

Is there any record of a hazardous substance having been stored on site?

Apart from the historical use of the subject property from 1946-1988 as a petroleum fuel storage and distribution center, which is addressed by the Environmental Restoration Project, no records of hazardous substances having been used, stored, released, or disposed on the A-9 tract subsequent to 1988 have been observed. See Appendix C for information on Environmental Restoration Project activities and PRSs.

Was the amount stored greater than or equal to 1,000 kg or the Reportable Quantity (RQ), whichever is greater; and, was the hazardous substance stored for one year or longer?

Apart from the historical use of the subject property from 1946-1988 as a petroleum fuel storage and distribution center, which is addressed by the Environmental Restoration Project, no records of hazardous substances having been used, stored, released, or disposed on the A-9 tract subsequent to 1988 have been observed. See Appendix C for information on Environmental Restoration Project activities and PRSs.

Was the amount disposed of or released greater than or equal to the RQ?

Apart from the historical use of the subject property from 1946-1988 as a petroleum fuel storage and distribution center, which is addressed by the Environmental Restoration Project, no records of hazardous substances having been used, stored, released, or disposed on the A-9 tract subsequent to 1988 have been observed. See Appendix C for information on Environmental Restoration Project activities and PRSs.

Current Regulatory Status: The DP Road-2 North (A-9) tract does not currently have any operations that are included in the Laboratory's Hazardous Waste Facility Permit. However, any potential release sites (PRS) are subject to RCRA corrective action requirements and associated conditions in Module VIII of the Permit. See Appendix C for more information on PRSs.

Appendix B
Environmental
Assessment

ENVIRONMENTAL ASSESSMENT

Land Transfer Parcel DP Road North (A-9), Los Alamos County Portion

**Prepared For: THE DEPARTMENT OF
ENERGY**

May 3, 2002

EXECUTIVE SUMMARY

This report presents a findings summary for an assessment of the actual and potential environmental concerns associated with the portion of the DP Road North parcel slated for transfer to the County of Los Alamos. This portion of the DP Road North parcel (the A-9 tract) is generally located directly north of DP Road in Los Alamos County, NM, and is approximately 4.6 acres in area. It is bounded to the west by the Knights of Columbus hall, to the east by the Los Alamos County Fire and Training Station, and to the north by DP Canyon. For linguistic ease, the portion of the DP Road North parcel that is the subject of this report is hereinafter called the "DP Road North (A-9)" parcel. Exhibit 1 (at the end of this executive summary) provides a descriptive summary for the DP Road North (A-9) parcel and Exhibit 2 (also at the end of this executive summary) summarizes the known history of this site. Los Alamos National Laboratory conducted its assessment on August 28, 2000, and subsequently on May 2, 2002 at the request of the U.S. Department of Energy. The LANL site assessors for this assignment were Ms. Jennifer Pope and Ms. Virginia Smith.

This assessment (hereafter referred to as an environmental site assessment (ESA) was conducted pursuant to a scope of work consistent with the American Society of Testing and Materials (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* (ASTM E 1527-00); along with an additional off-site disposal practices review (including evaluating whether the subject site is listed as a potentially responsible party (PRP) at an off-site waste disposal site); and an examination of possible asbestos-containing materials (ACMs). A specific discussion of the tasks undertaken is set forth in Attachment A. LANL performed no soil, groundwater, surface water, air, building material, or other environmental sampling and analysis as part of this assessment.

It is LANL's understanding and agreement that the DOE may provide this report to the recipient of the subject parcel, as well as to the public. The parcel recipient may provide this report to third parties and other financing institutions and institutional lenders connected with the contemplated transaction (including, without limitation, any such party providing financing on or after consummation of the contemplated transaction and all assignees and participants of any of the foregoing), and that these parties may rely on the information in the report to the same extent as and subject to the same restrictions agreed to by DOE.

1.2 LIMITATIONS

All the information contained in this report, including any engineering conclusions, is based on the information made available to LANL's site assessor during the investigation, which we assume to have been provided in good faith. This report represents an assessment of the DP Road North (A-9) parcel performed in accordance with generally accepted industry standards regarding environmental assessments. LANL makes no other representations whatsoever, including those concerning the legal significance of its findings or as to other legal matters touched on in this report, including, but not limited to ownership of any property or the application of any law to the facts set forth herein. Except as otherwise may be requested by DOE, LANL disclaims any obligation to update the report for events taking place after the time during which we conducted our assessment.

Exhibit 1. DP Road North (A-9) Parcel Description Summary

# of Acres	# of Buildings (approx. total sq. ft)	# of Potential Release Sites (and remediation status)	Current Activities
Approximately 4.6 acres.	None.	<p>One: PRS 21-029, also known as the DP Tank Farm, operated on this parcel from 1946 to 1985. It was comprised of 15 storage tanks (13 USTs and 2 ASTs) and two fill stations; and it stored and distributed petroleum fuel products. Total storage capacity at DP Tank Farm was 281,364 gallons. DP Tank farm was decommissioned in 1988, when all storage tanks, piping, fill stations and valve boxes were removed. Sampling showed elevated levels of petroleum hydrocarbons in soil and tuff, as well as two hydrocarbon seep areas in DP Canyon, below the subject property. As a result, a series of remedial activities were conducted in 1988, 1994, 1995, 1996, and 2001. The DP Tank Farm was recommended for no further action by LANL in 2001. On January 14, 2002 NMED approved the Phase II RFI Report, thus concurring in the no further action recommendation.</p>	None.

Exhibit 2. DP Road North (A-9) Parcel Site History Summary

<p>Site History Prior to LANL Occupancy</p>	<p>Prior to LANL occupancy (pre-1943), there was little development in this remote area. In 1918 Detroit businessman Ashley Pond purchased 800 acres from three homesteaders to begin the Los Alamos Ranch School for Boys. The Ranch School was the only development in the area prior to LANL occupancy.</p> <p>During this period, most of the Ranch School's development was south of Ashley pond at the center of Los Alamos. Fuller Lodge (built in 1928) and several other buildings were constructed to provide a framework for the school. Aerial photographs of the area and drawings associated with the Los Alamos Ranch School for Boys shows a cleared area around the pond with the only development being a constructed "ice house" located at what is now the site of the Manhattan Monument.</p>
<p>Site History After LANL's Occupancy</p>	<p>The DP Road North (A-9) parcel is located within the Los Alamos townsite and is located to the north of DP Road. In 1946, the DP Tank Farm was constructed on the subject property. It contained 15 storage tanks – 13 underground and 2 aboveground – with a total capacity of 281,364 gallons; distribution piping, valve boxes, and two fill stations. By 1980, only one storage tank was still in use, although several of the remaining tanks still contained petroleum products. The Tank Farm was decommissioned in 1988, and all equipment was removed at that time. The site of the Tank Farm was designated as a potential release site (PRS) by the New Mexico Environment Department, and was the subject of a series of investigations for environmental contamination, and subsequent remediations, in 1988, 1994, 1995, 1996 and 2001. The ER Project recommended the site for no further action in 2001. On January 14, 2002 NMED approved the Phase II RFI Report, thus concurring in the no further action recommendation.</p>

ATTACHMENT A

ASSESSMENT METHODOLOGY

This environmental assessment, consistent with the ASTM Practice E 1527-00 (with added evaluations of ACMs, and possible wetland areas), consisted, in general, of the following steps:

- We met with the following individuals at LANL to discuss parcel-specific environmental and occupational health and safety (EH&S) issues:
 - Mr. Albert Dye, ESH-19, PCB Database Manager;
 - Ms. Debra Archuleta, ESH-17, Asbestos Program Manager;
 - Mr. David Ortiz and Ms. Josie Encinias, ESH-5, Asbestos Management Program;
 - Ms. Louann Romero, ESH-19, HSTD Database Manager;
 - Mr. Harvey Decker, ESH-18, SPCC and SWPPP Plans;
 - Mr. William Flor, HAZMAT Spills Database Manager;
 - Mr. Terry Rust and Dr. Steve Reneau, Environmental Restoration, Potential Release Sites; and
 - Ms. Jean Dewart, ESH-17, Air Quality Program.

- We visited the parcel on September 12, 2000, and subsequently on May 2, 2002 to gather more detailed information concerning possible on-site contamination, and to determine the compliance status of the parcel. Before, during and after the September 12, 2000 visit, we interviewed LANL personnel about past and present site operations, raw materials and waste management practices, and significant environmental liability problems, if any. We did not repeat these interviews in April 2002 because there are no ongoing LANL operations on or near the parcel. We also observed actual site conditions in an attempt to identify and assess the status of potential liabilities such as past disposal areas, waste management units and systems, and sites of environmental releases.

- We reviewed ES&H-related files, correspondence, and other documents supplied by LANL.

- We visited the Los Alamos County Archives office in Los Alamos, NM to review aerial photographs of the area and to collect information on site use prior to the Manhattan Project.

- We performed a walk-by and drive-by survey of the immediate neighboring properties from publicly accessible areas for obvious signs of environmental concerns and how those concerns may have environmentally degraded the property under study, and to assess the proximity of the subject property to sensitive ecological areas (e.g., wetlands).

- We reviewed a search of the following computerized environmental databases to determine if hazardous sites or serious local environmental problems may exist on or immediately adjacent to the facility (see radius specifications):¹

¹The environmental database searches were completed for LANL by e Data Resources. The database-specific radii specified for these searches either match the ASTM E 1527-00 requirements or are larger than specified in E 1527-00.

Federal ASTM Records

- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) (subject site and 0.5-mile radius);
- Emergency Response Notification System (subject site only);
- National Priority List (NPL) (subject site and 1-mile radius);
- RCRA Corrective Action Sites (CORRACTS) list (subject site and 1-mile radius);
- Resource Conservation and Recovery Information System (RCRIS) (subject site and 0.25-mile radius for generators and 0.5-mile radius for treatment, storage, and disposal facilities); and
- CERCLIS-No Further Remedial Action Planned (CERCLIS-NFRAP) (subject site and 0.25-mile radius).

Additional Federal Records

- Biennial Reporting System (subject site only);
- PCB Activity Database System (subject site only);
- RCRA Administrative Action Tracking System (RAATS) list (subject site only);
- Toxic Release Inventory System (subject site only);
- Facility Index Data Base System (FINDs) (subject site only);
- Consolidated Docket Enforcement System (subject site and company name only);
- Hazardous Materials Incident Reporting System (subject site only);
- Delisted NPL Sites (subject site and 1-mile radius);
- Federal Superfund Liens (subject site only);
- Superfund Consent Decrees (subject site and 1-mile radius);
- Toxic Substances Control Act data base (subject site only);
- Materials License Tracking System (subject site only);
- Mines Master Index File (subject site and 0.25-mile radius);
- Records of Decision data base (subject site and 1-mile radius); and
- FIFRA/TSCA Tracking System (FFTS) (subject site only).

State ASTM Records

- New Mexico State leaking underground storage tank (UST) database list (subject site and 0.5-mile radius);
- New Mexico State permitted solid waste facilities/landfill sites (subject site and 0.5-mile radius); and
- New Mexico State registered USTs (subject site and 0.25-mile radius).

Additional State Records

- New Mexico State Aboveground Storage Tanks (subject site only).
- We attempted to obtain and review historical Sanborn Fire Insurance land use maps to establish past land uses of the subject property and the surrounding area consistent with the requirements of ASTM Practice E 1527-00. Sanborn Fire Insurance land use maps were not available for this facility or the surrounding area.

- We reviewed historical aerial photographs available from public agency sources to establish past land uses of several of the subject properties and the surrounding areas consistent with the requirements of ASTM Practice E 1527-00. Aerial photographs dated 1935, 1958, 1974, and 1991 were available from the Environmental Restoration, University of New Mexico Archives, and Los Alamos County photographic archives. In general, photographic information of the Laboratory and surrounds has been difficult to obtain and is sparse in nature. We have searched the archives listed above as well as a number of other public and private entities. Amongst the entities not listed above, the New Mexico State Archives, National Resource and Conservation Services Bureau, the State of New Mexico Forestry Division, New Mexico Aerial Surveys, Inc., and Pacific Western Technologies were all contacted regarding aerial photographs of the Los Alamos area.
- We located and reviewed abstracts of available historical city directories to establish past uses of several of the subject properties and the surrounding areas consistent with the requirements of ASTM Practice E 1527-00. A search of the county archives in Los Alamos yielded no historical or current city directories that gave addresses for the subject site. In most cases, older city directories listed names and phone numbers without the benefit of the listing address.
- We assessed possible issues of current or future environmental liability. This assessment evaluated operations, both past and present, with respect to: air pollution control (including, but not limited to, applicable requirements of the 1990 Clean Air Act Amendments); asbestos management; water supply and pollution control, including stormwater management; nonhazardous solid waste management; hazardous solid waste management; USTs; materials, products, and pesticide storage and handling practices (including Superfund Amendments and Reauthorization Act (SARA) Title III programs); polychlorinated biphenyls (PCBs) inventory management; past on-site or off-site waste disposal practices; and occupational safety and health (including hazards communication).
- We completed an assessment of the facility's potentially significant liabilities under the Superfund statute and related state statutes pertaining to potential on-site contamination and related to the off-site disposal of wastes.
- LANL performed no soil, groundwater, surface water, air, building material, or other environmental sampling and analysis as part of this environmental assessment. LANL did, however, review environmental surveillance, monitoring, and sampling results that have been collected over time and that were relevant to the parcel.

ATTACHMENT B

ISSUES SUMMARY

TABLE Exhibit 3

Summary of Environmental Assessment Results for DP Road North (A-9)

AREA	ISSUE	COMMENT/RECOMMENDATION/LIABILITY/COST
Air Pollution Control	There appear to be no environmental liability issues associated with air pollution control on this parcel.	LANL is currently installing an air monitoring station in the southwest corner of the subject property. The purpose of this station is to monitor air emissions during remediation activities at Material Disposal Area B, located on the south side of DP Road, and slightly to the east of the subject property.
Asbestos Management	There appear to be no environmental liability issues associated with asbestos on this parcel.	None. There are no structures located on the subject property.
Water Supply and Pollution Control, Including Stormwater Management	There appear to be no environmental liability issues concerning the water supply to or the wastewater discharges from this parcel.	There are and have been no water supply wells located on-site, and there are no water monitoring wells located on the property.
Nonhazardous Solid Waste Management	There appear to be no environmental liability issues associated with nonhazardous waste within the parcel.	No nonhazardous wastes have historically been or are currently generated by LANL at this parcel.
Hazardous Solid Waste Management	There appear to be no environmental liability issues associated with hazardous waste within this parcel.	No hazardous wastes have historically been or are currently generated or managed by LANL on this parcel.
Underground Storage Tanks	There appear to be no environmental liability issues associated with USTs at this facility.	The historical record demonstrates that 13 USTs were installed on the subject property in 1946. All of these tanks were removed in 1988. One of these tanks, at the time of decommissioning, was found to have a leaking gasket; otherwise, the integrity of all tanks was intact. A series of remediations were conducted under LANL's ER Project; the results of these were presented previously in this report, in Exhibit 2.
Materials, Products,	There appear to be no environmental liability issues	LANL handles no materials, products or pesticides within

and Pesticide Handling and Storage Practices	associated with current materials, products, and pesticide handling and storage practice at this parcel.	this parcel.
PCB Inventory Management	There appear to be no environmental liability issues associated with PCB inventory management at this land parcel.	LANL's PCB database shows that no PBC-containing equipment was used, stored or disposed on this parcel.
Potential On-Site Contamination and Waste Disposal	The subject property was used as a petroleum fuel storage area and fill station, and it is likely that minimal spillage routinely occurred during the filling of the fuel distribution trucks. In addition, the ER Project has anecdotal information indicating that one petroleum hydrocarbon spill occurred during the period in which the tank farm was operational (1946-1988). There is no record of such a spill in LANL's spills database, which suggests that it occurred earlier, rather than later, in the history of the tank farm. The property is listed as a Solid Waste Management Unit in Module VIII of LANL's Hazardous Waste Facility Permit; it was remediated by LANL and was recommended in 2001 for no further action. As of the date of this report, LANL is awaiting NMED's concurrence with the recommendation. The site address is currently not listed in the state or federal reportable spills databases.	A site walk-through was conducted on May 2, 2002; no unusual or suspect site conditions were noted at that time.
Past Off-Site Waste Disposal	To the best of LANL ESH-19 staff's knowledge, no issues or concerns have been raised regarding this facility's past off-site waste disposal practices. LANL has not received or filed notifications under the Comprehensive Environmental Response, Compensation, and Liability Act related to the disposal of any hazardous substances.	None of the off-site disposal facilities known to have received hazardous or nonhazardous wastes from LANL is currently listed on the proposed or final NPL, in the federal CERCLIS or CERCLIS-NFRAP databases, or in the respective state databases that are the equivalent of the federal CERCLIS and NPL databases.
Environmental Data Base Search Results	No apparent environmental liabilities were identified in any of the federal or state environmental databases searched for this assessment (see Attachment A). The database search to assess whether environmental conditions on the subject property have been affected by any off-site source or sources identified one mappable site as being within the designated search radii. (NOTE: The term "mappable" means that the address information provided is sufficient for the database search vendor to pinpoint the site's location on a street map with a high degree of confidence.)	Given the database search results and based on an inspection of the surrounding properties from publicly accessible areas, none of the neighboring operations is believed to pose a significant potential concern for environmental conditions on the subject property. The environmental database search also identified 10 "orphan" sites (i.e., sites not mapped by the database search vendor because of poor or inadequate address information). Four of these orphan sites are located on DP

Specifically, one record of a leaking underground storage tank was identified in the New Mexico LUST database. The tank was located at the Hilltop House and convenience store property located at the convergence of Trinity Drive and Central Avenue. It was reported as leaking in 1992, and a subsequent investigation determined that it had no impact on ground water. According to the database, no further action is recommended for this tank.

Road: LA Publishing, Preventech, Glover's Auto Repair, and Automotive Professionals. Each of these sites is registered as a small-quantity generator of hazardous wastes under RCRA. There is no evidence to suggest that releases have occurred from any of these four sites. The remaining six orphan sites are located sufficiently distal from the subject property to be deemed not to have an impact on the property.

Appendix C
Environmental
Restoration
CERCLA Report

Memorandum

Environmental Science and Waste Technology (E)
Environmental Restoration (ER) Project, MS M992

To/MS: K. Rea, RRES-ECO, MS M889
From/MS: P. Schumann, E/ER, MS M992
Phone/FAX: 7-5840/5-4747
Symbol: ER2002-0270
Date: April 19, 2002

**SUBJECT: ENVIRONMENTAL RESTORATION (ER) PROJECT
COMPREHENSIVE ENVIRONMENTAL RESPONSE,
COMPENSATION, AND LIABILITY ACT (CERCLA) 120(h) REPORT
INFORMATION IN SUPPORT OF THE TRANSFER OF THE DP ROAD-
2 NORTH SUB-PARCEL [MAP DESIGNATION A-9] TO LOS ALAMOS
COUNTY**

The purpose of this document is to transmit CERCLA 120(h) information to support the transfer of the DP Road-2 North Sub-parcel (Map Designation A-9) to Los Alamos County.

The ER Project has not submitted any previous documentation concerning CERCLA 120(h) requirements specific to this Sub-parcel.

Please note that the CERCLA 120(h) reports provided herein are based on the review of the four maps (Thiel, Vigil, Merrick and Thatcher/Vigil) provided to the ER Project in 1998, and the most current topographic and Potential Release Site information maintained by the Laboratory's Facility for Information Management, Analysis, and Display.

In addition, please note that the CERCLA 120(h) information provided relates only to the status of the PRS; other information relevant to current operations and activities, or other regulations at the parcel included in the transfer, are the responsibility of other Los Alamos National Laboratory organizations and is not included herein. The Site-Wide Issues Program Office is the source for this other information necessary to complete the CERCLA 120(h) report.

If you have any questions, please call me at (505) 667-5840 or Kim Birdsall at (505) 665-3486.

Attachment : ER Project Supporting Documentation for the DP Road-2 North Sub-parcel [Map Designation A-9] CERCLA 120(h) Report

K. Rea
ER2002-0270

-2-

April 19, 2002

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For The DP Road-2 North Sub-parcel [Map Designation A-9]
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Location: DP Mesa

Description: The DP Road-2 North Sub-parcel (Map Designation A-9) occupies approximately 4.6 acres of undeveloped land on the north side of DP Road bounded by Los Alamos Fire Department Training Academy Station 2 to the east, DP Road to the south, Knights of Columbus to the west, and DP Canyon to the north.

History: The DP Road-2 North Sub-parcel contains one solid waste management unit (SWMU), 21-029. SWMU 21-029 is also known as the DP Tank Farm. It was the former location of 15 storage tanks and two fill stations that contained petroleum hydrocarbon products. Thirteen of the tanks were installed below ground and two were installed above-ground. SWMU 21-029 was the primary fueling station supporting Laboratory operations until the late 1970s, when some of the fuel storage and distribution operations were moved to TA-3. DP Tank Farm was operational from 1946 to 1985.

In 1980, only one of the diesel tanks was still in operation; the other tanks still contained various quantities of fuel but were no longer being used. In 1983, DP Tank Farm was identified for decommissioning and soil samples were collected from various locations around the site in 1984. Analytical results for the soil samples indicated there were no elevated concentrations of lead, arsenic, or total organics in the surface soils. In 1985, a radiation survey was conducted and the results indicated that no radioactivity above background was detected.

All storage tanks and structures (including piping, fill stations and valve boxes) were decommissioned in 1988. The excavation for each tank was backfilled with the soil that covered the tanks. During decommissioning activities, one tank (TA-21-ATF-10) was determined to have a leaking gasket. Approximately 4yd³ of contaminated soil was removed from beneath tank TA-21-ATF-10. In addition, approximately 75 yd³ of contaminated surficial soil was removed from the former locations of the two fill stations.

RFI activities that included drilling and sampling 11 boreholes near the two former fill stations and three of the former tank locations were conducted in 1994. Analytical results indicated petroleum hydrocarbons were present in the subsurface at concentrations less than soil cleanup levels defined by the NMED Underground Storage Tank (UST) Bureau. During these activities, a hydrocarbon sheen was discovered directly north of DP Tank Farm in DP Canyon.

Additional RFI activities were conducted in 1995 in order to define the extent of petroleum contamination at the site in accordance with NMED UST regulations. Investigational activities included drilling and sampling 13 boreholes adjacent to

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the two fill station areas and three hand-auger boreholes (12 samples), collecting seven surface sediment samples, and four water samples from the hydrocarbon seep area in DP Canyon. Analytical results from this RFI indicated petroleum-related contamination at the East Fill Station at concentrations above the New Mexico Special Waste thresholds for benzene, toluene, ethylbenzene, and xylene (BTEX), and total petroleum hydrocarbon (TPH) in several boreholes. The West Fill Station area analytical results did not show TPH, BTEX or benzene at concentrations greater than the threshold values of 1000, 500, and 10 parts per million (ppm), respectively. Analytical data for the DP Canyon stream channels did not confirm a relationship between the hydrocarbon seep area and the DP Tank Farm.

The 1995 RFI Report recommended no further action at this SWMU because the requirements for site characterization were complete as required by the NMED UST Bureau. Site remediation was not required under NMED UST regulations because "highly contaminated soil," as defined in the UST regulations, was not found at the site and the soil contamination was not located within 50 ft of groundwater.

Because the DP Tank Farm property was slated for potential land transfer, a voluntary corrective action (VCA) was planned to remediate the area around the former location of the East Fill Station. VCA activities that included the removal of approximately 1720 yd³ of petroleum-contaminated soil and tuff were conducted in 1996. Confirmatory sampling results indicated that residual benzene concentrations were below the 1 ppm cleanup level and BTEX concentrations were below the 500 ppm cleanup level. The TPH cleanup level of 1000 ppm was met with the exception of a maximum concentration of 6700 ppm found in a fracture at a depth of 32 ft below ground surface. The excavation was backfilled, regraded, reseeded, and the site was restored to its original condition.

In June 1997, the NMED HRMB denied (i.e., did not approve) the 1996 RFI Report for SWMU 21-029. In June 1998, the NMED HRMB issued a compliance order for SWMU 21-029 requiring that a work plan be prepared and include activities required for investigating and determining the nature and extent of contamination, the migration pathways within and from the SWMU, and the actual and potential receptors. A work plan for a Phase II RFI was submitted to NMED HRMB in October 1998.

In 2000 and 2001, Phase II RFI field activities that included the collection of 27 sediment samples, 121 hand-auger samples, and 351 core samples were conducted to characterize the area of SWMU 21-029 and the two hydrocarbon seep areas in DP Canyon. The Phase II RFI focused on determining the source of petroleum hydrocarbon contamination in DP Canyon, the nature and extent of

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contamination, and developing/revising the conceptual model for fate and transport of contamination.

The Phase II RFI Report concluded that the extent of contamination was defined; the most probable contaminant sources are the East Fill Station, the West Fill Station, and Tanks 9 and/or 10; the subsurface migration of petroleum-hydrocarbons in the unsaturated zone has ceased; and the type of contaminant for the three investigation areas were characterized as weathered diesel and gasoline. The Phase II RFI Report also concluded that the source of the contamination at the western seep area is the DP Tank Farm and the transport pathway for contamination migration is in and along fractures, along a clay-altered horizon, and along the Guaje Mountain fault zone. And, for the Eastern Seep investigation area, the Report concluded that the source of the contamination at the eastern seep area is the DP Tank Farm; and the transport mechanism for contamination includes hydrocarbon migration in tuff, flow in and along fractures, and along a clay-altered horizon. The NMED HWB approved the Phase II RFI Report in January 2002 indicating that no further action is required at the DP Tank Farm site.

Is there any record of a hazardous substance having been stored on site?

No. There is no information that suggests that hazardous substances were stored on site. However, SWMU 21-029, DP Tank Farm, was the location of 15 storage tanks and two fill stations that contained petroleum hydrocarbon products. The petroleum hydrocarbons formerly stored on this Sub-parcel are regulated (not hazardous) substances.

Was the amount stored greater than or equal to 1,000 kg or the Reportable Quantity (RQ), whichever is greater?

Not applicable.

Was the amount disposed of or released greater than or equal to the RQ?

Not applicable.

Current Regulatory Status: The DP Road-2 North Sub-parcel contains one SWMU (21-029) within its boundaries. This SWMU has been investigated and remediated according to the NMED UST regulations and the Resource Conservation and Recovery Act. The storage, release or disposal of petroleum hydrocarbons associated with past activities does not pose a threat to human health or the environment. Therefore, this Sub-parcel meets the Comprehensive Environmental Response, Compensation and Liability Act Section 120(h) requirements because all necessary remedial action has been taken prior to transfer.

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Future Actions Required: The Laboratory will petition the NMED to remove SWMU 21-029 from the Laboratory's operating permit.

References: *"Phase II RFI Report for Potential Release Site (PRS) 21-029, DP Tank Farm,"* Environmental Restoration Project, September 2001. LA-UR-01-5254.

"Conveyance and Transfer Plan for Certain Land Tracts Administered by the U.S. Department of Energy Located at the Los Alamos National Laboratory, Los Alamos and Santa Fe Counties, New Mexico, Report to Congress Under Public Law 105-119," United States Department of Energy, September 2000.

"Combined Data Report to Congress to Support Land Conveyance and Transfer Under Public Law 105-119," United States Department of Energy, January 2000.

"Environmental Restoration Report to Support Land Conveyance and Transfer Under Public Law 105-119," Environmental Restoration Project, August 1999, LA-UR-99-4187.

"Summary of ER Activities to Support Land Conveyance and Transfer at Los Alamos National Laboratory Under Public Law 105-119," Environmental Restoration Project, August 1999, LA-UR-99-1018.

"RCRA Facility Investigation (RFI) Work Plan, Volume II, DP Tank Farm (PRS 21-029)," Environmental Restoration Project, October 1998. LA-UR-98-4169.

"Voluntary Corrective Action Report TA-21: PRS 21-029, DP Tank Farm," Environmental Restoration Project, July 1996. LA-UR-96-24089.

"Voluntary Corrective Action Plan for TA-21: PRS 21-029," Environmental Restoration Project, April 1998. LA-UR96-1263.

"RFI Report for TA-21: PRS 21-029," Environmental Restoration Project, January 1995. LA-UR-95-3693.

"Phase Report 1A for Operable Unit 1106, TA-21: Site-Wide Hydrogeologic Investigation," Environmental Restoration Project, June 1993. LA-UR-93-2028.

"TA-21 Operable Unit [1106] RFI Work Plan for Environmental Restoration, Volume II," Environmental Restoration Project, May 1991. LA-UR-91-962.

Appendix D

Site Map

A-9 DP ROAD TRACT (NORTH)

