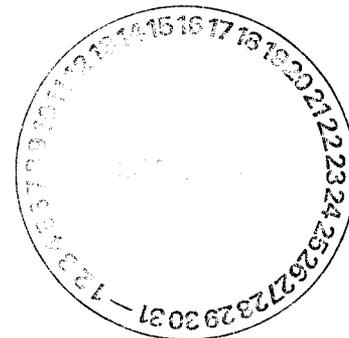




General

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



Los Alamos Land Transfer Project Office

OCT 15 2003

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

Dear Ms. Martin:

SUBJECT: NOTICE OF INTENTION TO CONVEY A LAND TRACT TO THE COUNTY OF LOS ALAMOS

The Department of Energy (DOE) and the New Mexico Environment Department (NMED) are currently negotiating a Consent Order. The Order provides that when DOE conveys in fee or transfers any tract of land that is part of the Los Alamos National Laboratory, DOE will provide written notice of the transfer. DOE intends to convey a tract of land to the County of Los Alamos (County). Negotiations between DOE and NMED on the Consent Order have been conducted for quite some time now, and it is unclear when a final agreement might be reached. However, DOE believes that, as a matter of good faith, we should follow the procedure currently being discussed in the negotiations as the one to follow when DOE conveys or transfers land. DOE and the County wish to complete this conveyance as quickly as possible.

It is my understanding that the current draft of the Consent Order provides that DOE, NMED, and the proposed recipient of the land are to meet within 30 days of DOE's notice to NMED of a proposed conveyance. This letter provides DOE's notice of intent to convey the tract, identified as Tract A-7 (Airport Central), to the County, and requests that you meet with DOE and County representatives within 30 days.

The tract that DOE contemplates conveying to the County, Tract A-7, is located north of Highway 502 and south of the eastern end of the airport runway. A map illustrating the location of the tract is contained in Appendix D to the enclosed *Environmental Baseline Survey for A-7, Airport Tract Central*.

This tract contains no potential release sites (PRS). The County will use the property only for commercial or industrial uses.

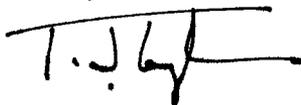


13801

Because this tract contains no PRSs, I would like to discuss the proposed conveyance of Tract A-7 at our meeting to discuss the proposed conveyance of Tract A-8 (DP Road South). The meeting to discuss Tract A-8 is tentatively scheduled to be held on Monday, November 3, 2003, at 2:00 p.m. in your office. Please let me know if it is acceptable to you to discuss both land tracts at this meeting.

Please contact me at 505-665-7203 if you have questions or concerns.

Sincerely,



Theodore J. Taylor
Project Manager

Enclosure: As stated

Cc w/ enclosures:

K. Rea, RRES-ECO, UC-LANL, MS M887
A. Ferrell-Brown, Assistant County Administrator, Los Alamos County
R. Mayer, U.S. EPA, Region 6

Cc w/o enclosures:

E. Dennis Martinez, Deputy Manager, LASO
E. Romero, Program Manager, LASO
L. Cummings, Counsel's Office, LASO
T. Taylor, Project Manager, OOM, LASO
D. Gregory, ER Project Manager, OPM, LASO
LandTran File

Environmental Baseline Survey

For

A-7

Airport Tract Central

Pursuant to the US Department of Energy

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

March 3, 2003

Environmental Baseline Survey

for

A-7

Airport Tract Central

Executive Summary

This document, "Environmental Baseline Survey for A-7, Airport Tract Central", 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-7, Airport Tract Central parcel (hereafter referred to as "Airport Tract Central") 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 Central 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 Central 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 Central,
- perform a physical examination of the Airport Tract Central, 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 Central, although potentially contaminated by activities conducted in the late 1940s and early 1950s at or near this location, has:

- no potential release sites (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 Highway 502 immediately south of this site.

There are no known springs or wetlands within the Airport Tract Central 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 Central, and the Airport Tract Central does not lie within the 100-year or 500-year floodplains.

Habitat for threatened and endangered species overlaps the Airport Tract Central; 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 Central under the provision of the Biological Opinion.

A complete archaeological survey of the Airport Tract Central revealed one prehistoric site that is eligible for the National Register of Historic Places (NRHP). This site will be mitigated in May of 2003. 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 Central 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 Central (Appendix D) consists of approximately 6 acres of land located immediately to the south of the Los Alamos airport runway and just to the north of Highway 502 in Los Alamos County, NM. The eastern edge of the parcel lies close to the eastern boundary of the airport runway, and the parcel extends to the west for approximately another 800 feet along Highway 502.

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 Central 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 Central 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 Central 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 Central,
- perform a physical examination of the Airport Tract Central, 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 Central 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 Central 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 Central (Appendix D) consists of approximately 6 acres of land located immediately to the south of the Los Alamos airport runway and just to the north of Highway 502 in Los Alamos County, NM. The eastern edge of the parcel lies close to the eastern boundary of the airport runway, and the parcel extends to the west for approximately another 800 feet along Highway 502. 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 Central parcel in any historic aerial photographs.

3.2 Environmental Setting

Highway 502 to the south, the Los Alamos airport to the north, and vacant lands to the east and west surround the Airport Tract Central. 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 Central 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 Central 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 Central.

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 Central 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 Central under the provision of the Biological Opinion.

One hundred percent of the Airport Tract Central has been inventoried for historic and prehistoric cultural resources. Survey results indicate that there is one prehistoric site present that is eligible for the National Register of Historic Places (NRHP). There is also a potential for unidentified resources, including subsurface archaeological deposits and unrecorded burials in the Airport Tract Central.

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. The prehistoric site located on the Airport Tract central is scheduled to be mitigated in May of 2003.

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 Central, 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 an airport, a public road, and vacant lands. 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. This site was a leaking underground storage tank (LUST) located at the Los Alamos airport, which was reported in 1992. According to New Mexico's LUST database, no further action is required at the site of the former leak, and so the potential for adverse impact to the Airport Tract Central is negligible.

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 6 "orphan" sites (i.e., sites not mapped by the database search vendor because of poor or inadequate address information). None of these listed "orphan" sites is located within 1 mile of the subject property, and so the potential for adverse impact to the subject property from orphan sites is negligible.

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, and the Airport Tract Central is part of the airport property. 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 an airport, a public road, and undeveloped lands.

4.3 Adjacent Properties with No Known or Suspected Releases

The Airport Tract Central is adjacent to the Airport Tract West. No known or suspected releases are associated with the Airport Tract West, or with Highway 502.

4.4 Adjacent Properties with Known or Suspected Releases

The Airport Tract (A-4) is adjacent to the subject property, and has several potential release sites that are being investigated by LANL's Environmental Restoration Project.

³The 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.

However, there are no known or suspected releases of hazardous materials on the property immediately adjacent to the Airport Tract Central.

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 Central 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
Appendix B
Appendix C
Appendix D

Appendix A
CERCLA 120(h)

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

A-7, Airport Central 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 Central 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 Central 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-7 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 Central parcel is a 6-acre, trapezoidal-shaped parcel located immediately to the north of Highway 502 in Los Alamos County, NM. The eastern edge of the parcel lies due south of the eastern end of the runway of the Los Alamos airport, and the parcel extends to the west for approximately 800 feet along Highway 502.

Methodology:

The information in this report and its is based on a review of available records and interviews. The Environmental Restoration Project's approach to reviews and interviews is detailed in Appendix C. 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-7 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-7 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-7 tract have been observed. See Appendix C for information on Environmental Restoration Project activities and PRSs.

Current Regulatory Status: The Airport Central (A-7) 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, Airport Central

**Prepared For: THE DEPARTMENT OF
ENERGY**

February 13, 2003

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 Central parcel is a 7-acre, trapezoidal-shaped parcel located immediately to the north of Highway 502 in Los Alamos County, NM. The eastern edge of the parcel lies due south of the eastern end of the runway of the Los Alamos airport, and the parcel extends to the west for approximately 800 feet along Highway 502. For linguistic ease, the portion of the Airport parcel that is the subject of this report is simply referred to as the Airport Central parcel for the remainder of this report. Exhibit 1 (at the end of this executive summary) provides a descriptive summary for the Airport Central 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 February 12, 2003, 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 Central 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 Central Parcel Description Summary

# of Acres	# of Buildings (approx. total sq. ft)	# of Potential Release Sites (and remediation status)	Current Activities
Approximately 6.	None.	None.	No LANL operations are undertaken at this parcel.

Exhibit 2. Airport Central 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 Central parcel, which is adjacent to 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, ESH19 (now RRES-SWRC), PCB Database Manager;
 - Ms. Debra Archuleta, ESH-17 (now RRES-AQ), Asbestos Program Manager;
 - Mr. David Ortiz and Ms. Josie Encinias, ESH-5 (now HSR-5), Asbestos Management Program;
 - Ms. Louann Romero, ESH-19 (now RRES-SWRC), HSTD Database Manager;
 - Mr. Harvey Decker, ESH-18 (now RRES-WQ), SPCC and SWPPP Plans;
 - Mr. William Flor, HAZMAT Spills Database Manager; and
 - Ms. Jean Dewart, ESH-17 (now RRES-AQ), Air Quality Program.

- We visited the facility on August 28, 2000, and again on February 12, 2003 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 February 2003 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 February 2003 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).
- Underground storage tanks on Indian lands (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 Central 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 Central
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 RRES-SWRC 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 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.). This site was a leaking underground storage tank, which was reported at the Los Alamos airport in 1992. According to the state LUST records, no further action is required at this site.	<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 6 "orphan" sites (i.e., sites not mapped by the database search vendor because of poor or inadequate address information). None of these sites are believed to pose a potential concern for environmental conditions on the subject property.</p>

Appendix C
Environmental
Restoration
CERCLA Report



The EDR Radius Map with GeoCheck®

**Airport Central (A-7) LA County
Highway 502
Los Alamos, NM 87544**

Inquiry Number: 925234.1s

February 11, 2003

The Source For Environmental Risk Management Data

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

HIGHWAY 502
LOS ALAMOS, NM 87544

COORDINATES

Latitude (North): 35.877600 - 35° 52' 39.4"
Longitude (West): 106.263500 - 106° 15' 48.6"
Universal Transverse Mercator: Zone 13
UTM X (Meters): 385942.4
UTM Y (Meters): 3970909.5

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2435106-H3 GUAJE MOUNTAIN, NM
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
RCRIS-SQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list.
SWF/LF..... Solid Waste Facilities
UST..... Listing of Underground Storage Tanks
INDIAN UST..... Underground Storage Tanks on Indian Land

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

Oil and Gas Well Locations

Source: New Mexico Institute of Mining and Technology
Telephone: 505-835-5142

RADON

Area Radon Information

Source: USGS
Telephone: 303-202-4210
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA
Telephone: 202-564-9370
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

PHYSICAL SETTING SOURCE RECORDS SEARCHED

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the national Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: In November 1971 the United States Geological Survey (USGS) implemented a national water resource information tracking system. This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on more than 900,000 wells, springs, and other sources of groundwater.

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

Federal EPA Radon Zone for LOS ALAMOS County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 87544

Number of sites tested: 37

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	2.886 pCi/L	78%	22%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	4.100 pCi/L	50%	50%	0%

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Database EDR ID Number

1 SE 1/4 - 1/2 Mile Lower	FRDS PWS	NM3500115
------------------------------------	----------	-----------

PWS ID:	NM3500115	PWS Status:	Not Reported
Date Initiated:	Not Reported	Date Deactivated:	Not Reported
PWS Name:	LOS ALAMOS MUNICIPAL WATER SYSTEM PO BX 1663 LOS ALAMOS, NM 87545		

Treatment Objective: OTHER
 Treatment Process: FLUORIDATION
 Source: Ground water

Addressee / Facility: Not Reported

Facility Latitude:	35 50 17.0000	Facility Longitude:	106 15 36.0000
Facility Latitude:	35 50 47.0000	Facility Longitude:	106 15 43.0000
Facility Latitude:	35 51 29.0000	Facility Longitude:	106 16 17.0000
Facility Latitude:	35 51 34.0000	Facility Longitude:	106 13 29.0000
Facility Latitude:	35 51 39.0000	Facility Longitude:	106 14 29.0000
Facility Latitude:	35 52 29.0000	Facility Longitude:	106 15 35.0000
Facility Latitude:	35 54 7.0000	Facility Longitude:	106 11 46.0000
Facility Latitude:	35 54 14.0000	Facility Longitude:	106 11 57.0000
Facility Latitude:	35 54 22.0000	Facility Longitude:	106 12 10.0000
Facility Latitude:	35 54 35.0000	Facility Longitude:	106 13 13.0000
Facility Latitude:	35 54 39.0000	Facility Longitude:	106 14 4.0000
Facility Latitude:	35 54 49.0000	Facility Longitude:	106 13 38.0000
City Served:	Not Reported		
Treatment Class:	Treated	Population:	25000

PWS currently has or had major violation(s) or enforcement: Yes

Violations information not reported.

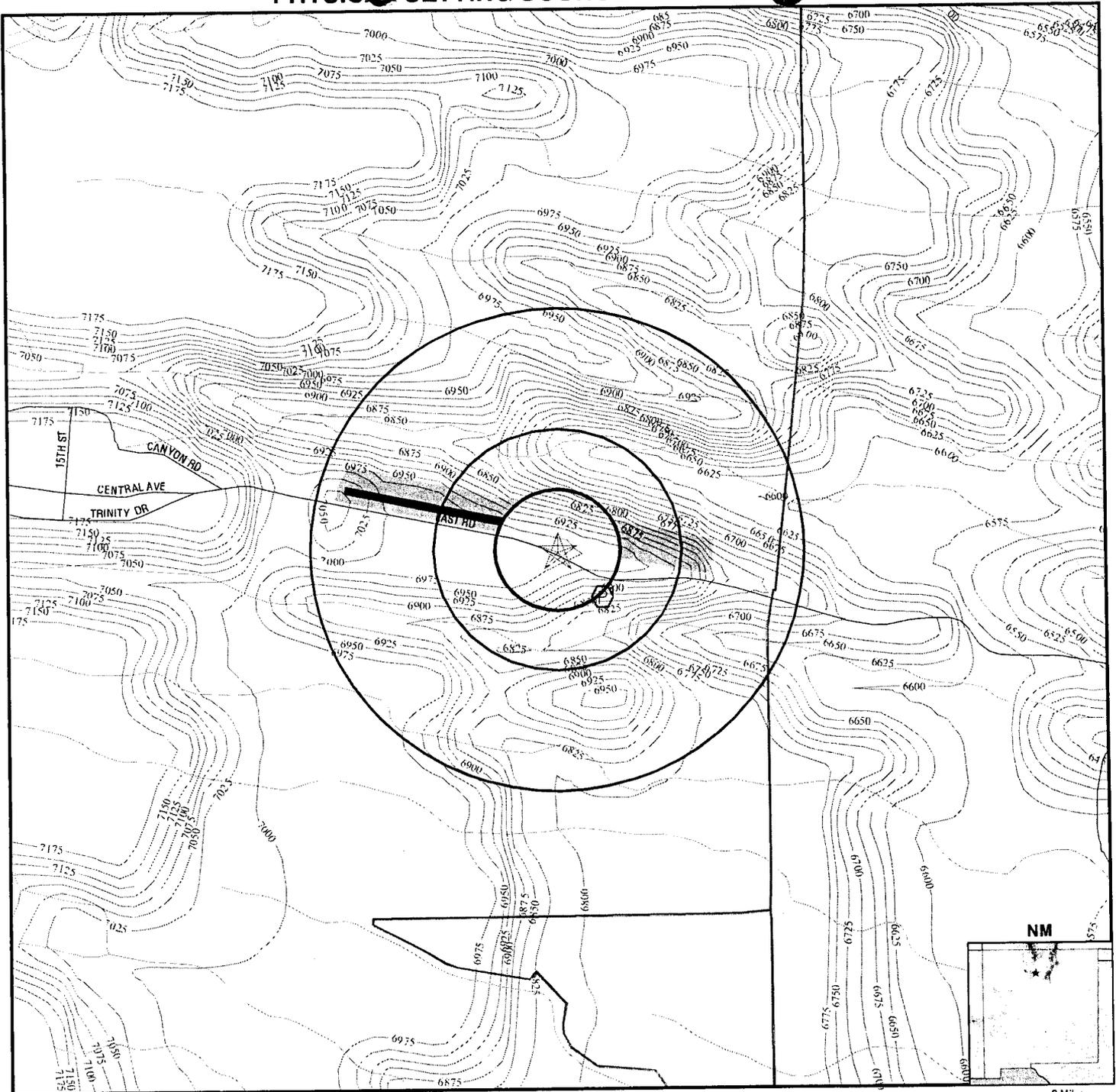
ENFORCEMENT INFORMATION:

System Name:	LOS ALAMOS MUNICIPAL WATER	Analytical Value:	0
Violation Type:	71	Enforcement ID:	Not Reported
Contaminant:	7000	Enf. Action:	Not Reported
Compliance Period:	2000-07-01 - 2015-12-31		
Violation ID:	01V0001		
Enforcement Date:	Not Reported		

System Name:	LOS ALAMOS MUNICIPAL WATER SYSTEM	Analytical Value:	0
Violation Type:	71	Enforcement ID:	Not Reported
Contaminant:	7000	Enf. Action:	Not Reported
Compliance Period:	2000-07-01 - 2015-12-31		
Violation ID:	01V0001		
Enforcement Date:	Not Reported		

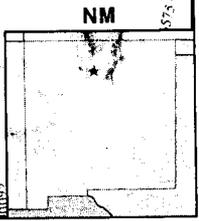
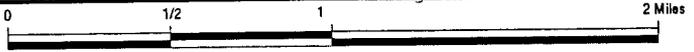
System Name:	LOS ALAMOS MUNICIPAL WATER SYSTEM	Analytical Value:	0
Violation Type:	71	Enforcement ID:	Not Reported
Contaminant:	7000	Enf. Action:	Not Reported
Compliance Period:	2000-07-01 - 2015-12-31		
Violation ID:	01V0001		
Enforcement Date:	Not Reported		

PHYSIC SETTING SOURCE MAP - 925234.1s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Water Wells
- Public Water Supply Wells
- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Cluster of Multiple Icons

- Earthquake epicenter, Richter 5 or greater
- Closest Hydrogeological Data
- Oil, gas or related wells



TARGET PROPERTY: Airport Central (A-7) LA County
ADDRESS: Highway 502
CITY/STATE/ZIP: Los Alamos NM 87544
LAT/LONG: 35.8776 / 106.2635

CUSTOMER: Adelante Consulting
CONTACT: Virginia Smith
INQUIRY #: 925234.1s
DATE: February 11, 2003 3:38 pm

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
<u>1</u>	<u>NM3500115</u>	<u>1/4 - 1/2 Mile SE</u>

Note: PWS System location is not always the same as well location.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: extremely gravelly - coarse sandy loam
 very fine sandy loam
 cobbly - loam
 very gravelly - loam

Surficial Soil Types: extremely gravelly - coarse sandy loam
 very fine sandy loam
 cobbly - loam
 very gravelly - loam

Shallow Soil Types: No Other Soil Types

Deeper Soil Types: very gravelly - sand
 cobbly - clay
 extremely gravelly - clay loam

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Component Name: CARJO

Soil Surface Texture: loam

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Well drained. Soils have intermediate water holding capacity. Depth to water table is more than 6 feet.

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: MODERATE

Depth to Bedrock Min: > 20 inches

Depth to Bedrock Max: > 40 inches

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	4 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 2.00 Min: 0.60	Max: 7.30 Min: 6.60
2	4 inches	20 inches	clay loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Clayey Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay	Max: 0.20 Min: 0.06	Max: 7.30 Min: 6.60
3	20 inches	25 inches	very fine sandy loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), Lean Clay. FINE-GRAINED SOILS, Silts and Clays (liquid limit less than 50%), silt.	Max: 2.00 Min: 0.60	Max: 7.80 Min: 7.40
4	25 inches	29 inches	unweathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Site-Specific Hydrogeological Data*:

Search Radius: 2.0 miles
 Status: Not found

AQUIFLOW®

Search Radius: 2.000 Miles.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

GEOLOGIC AGE IDENTIFICATION

Era: System: Series: Code:	Cenozoic Quaternary Quaternary felsic volcanic rocks Qf (decoded above as Era, System & Series)	Category: Volcanic Rocks
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Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

USGS TOPOGRAPHIC MAP ASSOCIATED WITH THIS SITE

Target Property: 2435106-H3 GUAJE MOUNTAIN, NM
Source: USGS 7.5 min quad index

GENERAL TOPOGRAPHIC GRADIENT AT TARGET PROPERTY

Target Property: General NNE

Source: General Topographic Gradient has been determined from the USGS 1 Degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u>	<u>FEMA Flood Electronic Data</u>
LOS ALAMOS, NM	Not Available

Flood Plain Panel at Target Property: Not Reported

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	<u>NWI Electronic Data Coverage</u>
GUAJE MOUNTAIN	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

GEOCHECK® - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

AIRPORT CENTRAL (A-7) LA COUNTY
HIGHWAY 502
LOS ALAMOS, NM 87544

TARGET PROPERTY COORDINATES

Latitude (North):	35.877602 - 35° 52' 39.4"
Longitude (West):	106.263496 - 106° 15' 48.6"
Universal Tranverse Mercator:	Zone 13
UTM X (Meters):	385942.4
UTM Y (Meters):	3970909.5

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

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GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Date Made Active at EDR: N/A
Database Release Frequency: Varies

Date of Data Arrival at EDR: N/A
Elapsed ASTM days: 0
Date of Last EDR Contact: N/A

STATE OF NEW MEXICO ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Storage Tanks List

Source: State Fire Marshal
Telephone: 505-827-3550

Aboveground tanks that have been inspected by the State Fire Marshal.

Date of Government Version: 04/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 12/30/02
Date of Next Scheduled EDR Contact: 03/31/03

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines/Electrical Transmission Lines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines and electrical transmission lines.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/24/02

Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02

Date of Next Scheduled EDR Contact: 03/24/03

STATE OF NEW MEXICO ASTM STANDARD RECORDS

SHWS: This state does not maintain a SHWS list. See the Federal CERCLIS list.

Source: EPA

Telephone: 703-413-0223

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: N/A

Date Made Active at EDR: N/A

Database Release Frequency: N/A

Date of Data Arrival at EDR: N/A

Elapsed ASTM days: N/A

Date of Last EDR Contact: 01/27/03

SWF/LF: Solid Waste Facilities

Source: New Mexico Environment Department

Telephone: 505-827-0347

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 04/01/02

Date Made Active at EDR: 05/29/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/15/02

Elapsed ASTM days: 44

Date of Last EDR Contact: 12/09/02

LUST: Leaking Underground Storage Tank Priorization Database

Source: New Mexico Environment Department

Telephone: 505-984-1741

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 09/30/02

Date Made Active at EDR: 11/18/02

Database Release Frequency: Varies

Date of Data Arrival at EDR: 11/04/02

Elapsed ASTM days: 14

Date of Last EDR Contact: 11/04/02

UST: Listing of Underground Storage Tanks

Source: New Mexico Environment Department

Telephone: 505-984-1741

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 09/16/02

Date Made Active at EDR: 10/11/02

Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/16/02

Elapsed ASTM days: 25

Date of Last EDR Contact: 11/05/02

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9

Telephone: 415-972-3368

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 11/25/02
Date of Next Scheduled EDR Contact: 02/24/03

PADS: PCB Activity Database System

Source: EPA
Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 09/20/02
Database Release Frequency: Annually

Date of Last EDR Contact: 11/13/02
Date of Next Scheduled EDR Contact: 02/10/03

RAATS: RCRA Administrative Action Tracking System

Source: EPA
Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/10/02
Date of Next Scheduled EDR Contact: 03/10/03

TRIS: Toxic Chemical Release Inventory System

Source: EPA
Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

TSCA: Toxic Substances Control Act

Source: EPA
Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 12/10/02
Date of Next Scheduled EDR Contact: 03/10/03

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA
Telephone: 202-564-2501

Date of Government Version: 10/24/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/26/02
Date of Next Scheduled EDR Contact: 03/24/03

SSTS: Section 7 Tracking Systems

Source: EPA
Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/00
Database Release Frequency: Annually

Date of Last EDR Contact: 01/21/03
Date of Next Scheduled EDR Contact: 04/21/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/21/01
Database Release Frequency: Annually

Date of Last EDR Contact: 01/07/03
Date of Next Scheduled EDR Contact: 04/07/03

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 10/18/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 11/04/02
Date of Next Scheduled EDR Contact: 02/03/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 10/10/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 07/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 01/23/03
Date of Next Scheduled EDR Contact: 04/21/03

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 10/21/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/06/03
Date of Next Scheduled EDR Contact: 04/07/03

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 09/10/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 01/03/03
Date of Next Scheduled EDR Contact: 03/31/03

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 205-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 12/13/02
Date Made Active at EDR: 01/15/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/02
Elapsed ASTM days: 20
Date of Last EDR Contact: 12/26/02

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 09/29/02
Date Made Active at EDR: 12/26/02
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 10/15/02
Elapsed ASTM days: 72
Date of Last EDR Contact: 12/09/02

RCRIS: Resource Conservation and Recovery Information System

Source: EPA/NTIS
Telephone: 800-424-9346
Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Date of Government Version: 09/09/02
Date Made Active at EDR: 10/28/02
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/24/02
Elapsed ASTM days: 34
Date of Last EDR Contact: 12/26/02

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/01
Date Made Active at EDR: 07/15/02
Database Release Frequency: Annually

Date of Data Arrival at EDR: 07/02/02
Elapsed ASTM days: 13
Date of Last EDR Contact: 01/27/03

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/99
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/17/02
Date of Next Scheduled EDR Contact: 03/17/03

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 10/24/02

Date Made Active at EDR: 12/09/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02

Elapsed ASTM days: 35

Date of Last EDR Contact: 11/04/02

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 10/24/02

Date Made Active at EDR: 12/09/02

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 11/04/02

Elapsed ASTM days: 35

Date of Last EDR Contact: 11/04/02

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 12/13/02

Date Made Active at EDR: 01/15/03

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 12/26/02

Elapsed ASTM days: 20

Date of Last EDR Contact: 12/26/02

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
LOS ALAMOS	U003850157	TOTAVI PHILLIPS 66	HWY 502	87544	UST
LOS ALAMOS	1006071929	LOS ALAMOS COUNTY	BAYO CANYON ROAD	87544	FINDS
LOS ALAMOS	1004565259	LOS ALAMOS COUNTY (BAYO CANYON	BAYO CANYON RD, CITY OF LOS	87544	FINDS
LOS ALAMOS	1005876936	LOS ALAMOS COUNTY MUNICIPAL LDFL	E JEMEZ RD	87544	FINDS
LOS ALAMOS	1004754572	LOS ALAMOS COUNTY LANDFILL	EAST JEMEZ RD	87544	RCRIS-SQG, FINDS
LOS ALAMOS	S105421505	LOS ALAMOS COUNTY LANDFILL	1/4 MILE EAST OF INTERSECTION OF DI	87544	SWF/LF

MAP FINDINGS

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

Database(s) EDR ID Number
EPA ID Number

LOS ALAMOS AIRPORT (Continued)

U001891687

Facility ID: 29143
Total Tanks: 5
Total Capacity: 10000
Owner ID: 15303
Total Description: CURRENTLY IN USE
Owner: LOS ALAMOS AV GAS INC
Owner Address: 1040 AIRPORT RD 2
 ATTEN LINDSTROM
 LOS ALAMOS, NM 87544 - 3307

Facility ID: 29143
Total Tanks: 5
Total Capacity: 6000
Owner ID: 15303
Total Description: REMOVED
Owner: LOS ALAMOS AV GAS INC
Owner Address: 1040 AIRPORT RD 2
 ATTEN LINDSTROM
 LOS ALAMOS, NM 87544 - 3307

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

Database(s) EDR ID Number
 EPA ID Number

Coal Gas Site Search: EDR does not presently have coal gas site information available in this state.

1
 WNW
 1/4-1/2
 1929 ft.
 Higher

**LOS ALAMOS AIRPORT
 AIRPORT RD
 LOS ALAMOS, NM 87544**

**LUST U001891687
 UST N/A**

LUST:

Form Number: 1229
 Priority Rank: Not reported
 Facility ID: 29143
 Status: No Further Action
 Score Total: Not reported
 Tie Score: Not reported
 Aggravating Factor Score: Not reported
 Mitigating Factor Score: Not reported
 Water Supply Impact: Unknown
 Property Damage Impacts: Unknown
 Project Manager: UNK
 Date Release Reported: 1-May-92
 Product: LOS ALAMOS AV G

UST:

Facility ID: 29143
 Total Tanks: 5
 Total Capacity: 4000
 Owner ID: 15303
 Total Description: REMOVED
 Owner: LOS ALAMOS AV GAS INC
 Owner Address: 1040 AIRPORT RD 2
 ATTEN LINDSTROM
 LOS ALAMOS, NM 87544 - 3307

Facility ID: 29143
 Total Tanks: 5
 Total Capacity: 2000
 Owner ID: 15303
 Total Description: REMOVED
 Owner: LOS ALAMOS AV GAS INC
 Owner Address: 1040 AIRPORT RD 2
 ATTEN LINDSTROM
 LOS ALAMOS, NM 87544 - 3307

Facility ID: 29143
 Total Tanks: 5
 Total Capacity: 6000
 Owner ID: 15303
 Total Description: REMOVED
 Owner: LOS ALAMOS AV GAS INC
 Owner Address: 1040 AIRPORT RD 2
 ATTEN LINDSTROM
 LOS ALAMOS, NM 87544 - 3307

MAP FINDINGS SUMMARY

<u>Database</u>	<u>Target Property</u>	<u>Search Distance (Miles)</u>	<u>< 1/8</u>	<u>1/8 - 1/4</u>	<u>1/4 - 1/2</u>	<u>1/2 - 1</u>	<u>> 1</u>	<u>Total Plotted</u>
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.000	0	0	0	0	NR	0
Proposed NPL		1.000	0	0	0	0	NR	0
CERCLIS		0.500	0	0	0	NR	NR	0
CERC-NFRAP		0.250	0	0	NR	NR	NR	0
CORRACTS		1.000	0	0	0	0	NR	0
RCRIS-TSD		0.500	0	0	0	NR	NR	0
RCRIS Lg. Quan. Gen.		0.250	0	0	NR	NR	NR	0
RCRIS Sm. Quan. Gen.		0.250	0	0	NR	NR	NR	0
ERNS		TP	NR	NR	NR	NR	NR	0
<u>STATE ASTM STANDARD</u>								
State Haz. Waste		N/A	N/A	N/A	N/A	N/A	N/A	N/A
State Landfill		0.500	0	0	0	NR	NR	0
LUST		0.500	0	0	1	NR	NR	1
UST		0.250	0	0	NR	NR	NR	0
INDIAN UST		0.250	0	0	NR	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
AST		TP	NR	NR	NR	NR	NR	0

NOTES:

AQUIFLOW - see EDR Physical Setting Source Addendum

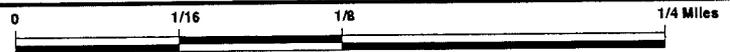
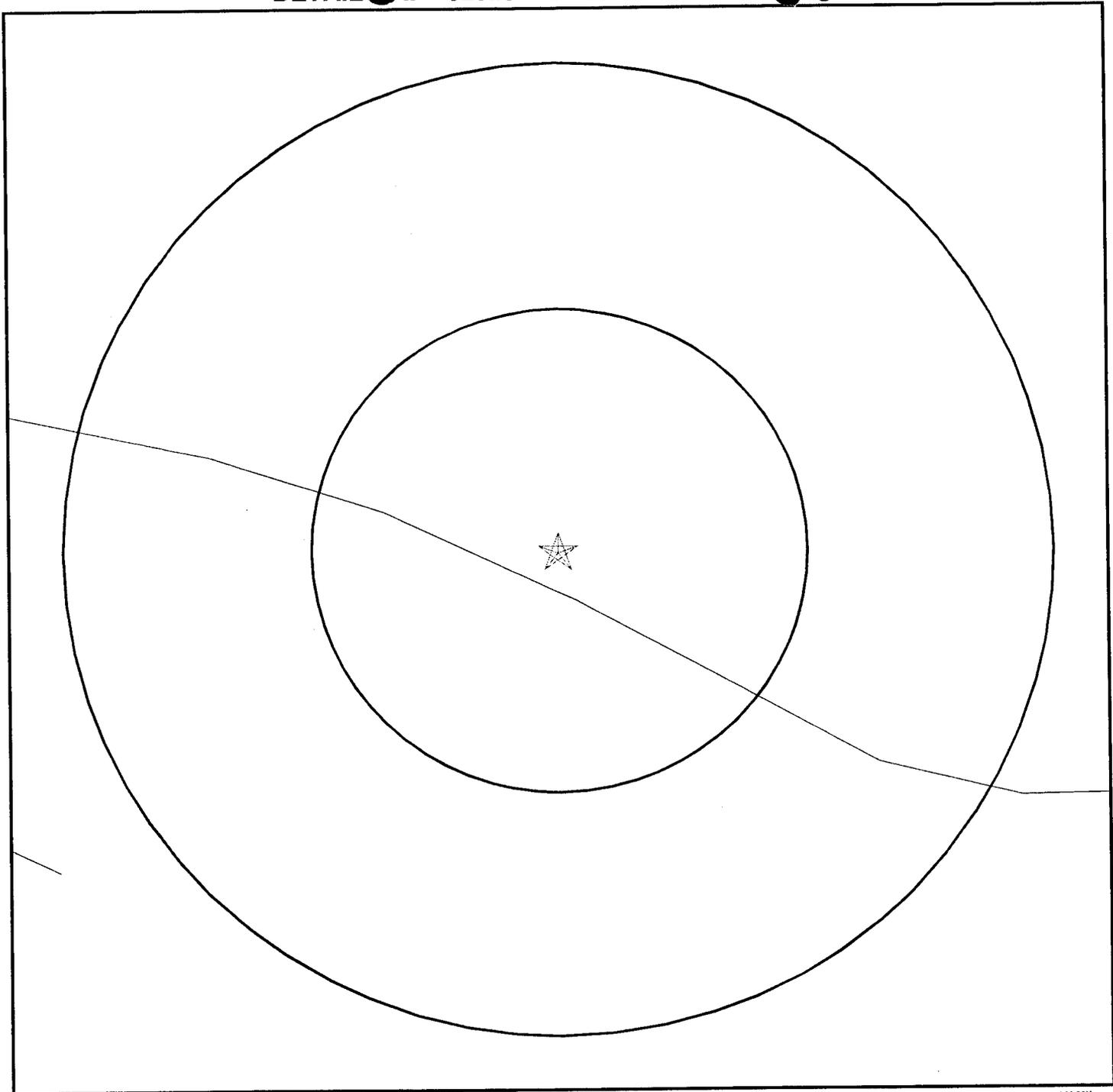
TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

N/A = This State does not maintain a SHWS list. See the Federal CERCLIS list.

DETAIL MAP - 925234.1s - Adelante Consulting



- ★ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ♣ Sensitive Receptors
- ▣ National Priority List Sites
- ▣ Landfill Sites

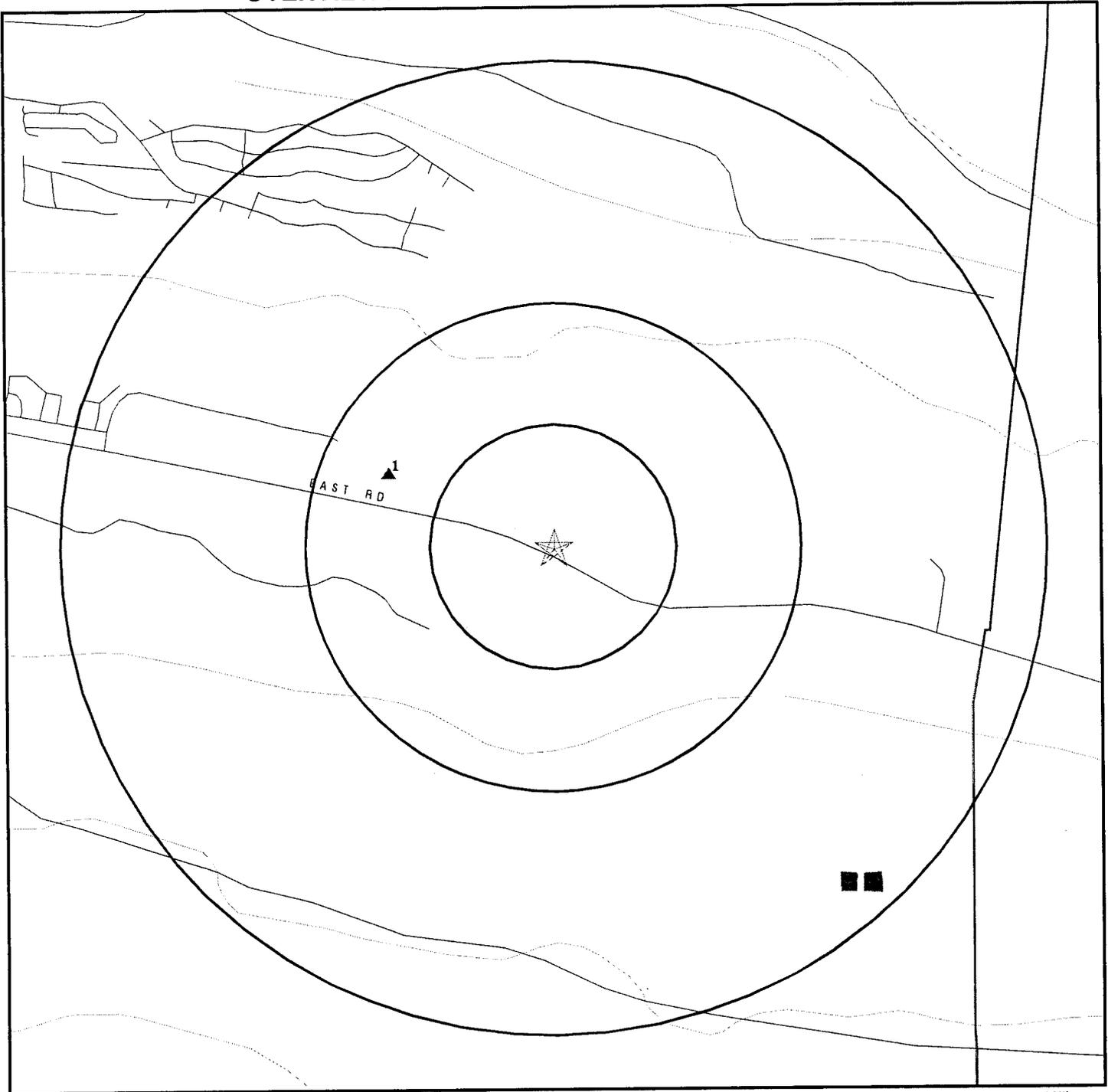
- County Boundary
- Power transmission lines
- Oil & Gas pipelines



TARGET PROPERTY: Airport Central (A-7) LA County
ADDRESS: Highway 502
CITY/STATE/ZIP: Los Alamos NM 87544
LAT/LONG: 35.8776 / 106.2635

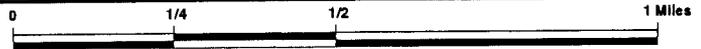
CUSTOMER: Adelante Consulting
CONTACT: Virginia Smith
INQUIRY #: 925234.1s
DATE: February 11, 2003 3:38 pm

OVERVIEW MAP - 925234.1s - Adelante Consulting



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- National Priority List Sites
- Landfill Sites

- County Boundary
- Power transmission lines
- Oil & Gas pipelines
- Wetlands



TARGET PROPERTY: Airport Central (A-7) LA County ADDRESS: Highway 502 CITY/STATE/ZIP: Los Alamos NM 87544 LAT/LONG: 35.8776 / 106.2635	CUSTOMER: Adelante Consulting CONTACT: Virginia Smith INQUIRY #: 925234.1s DATE: February 11, 2003 3:38 pm
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EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
LOS ALAMOS COUNTY LANDFILL	SWF/LF
TOTAVI PHILLIPS 66	UST
LOS ALAMOS COUNTY LANDFILL	RCRIS-SQG, FINDS
LOS ALAMOS COUNTY	FINDS
LOS ALAMOS COUNTY (BAYO CANYON	FINDS
LOS ALAMOS COUNTY MUNICIPAL LDFL	FINDS

EXECUTIVE SUMMARY

FEDERAL ASTM SUPPLEMENTAL

CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST	Aboveground Storage Tanks List
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SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS 1 degree Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. EDR's definition of a site with an elevation equal to the target property includes a tolerance of +/- 10 feet. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property (by more than 10 feet). Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in *bold italics* are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STATE ASTM STANDARD

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the New Mexico Environmental Department's List of Past & Current Leak Sites by Location.

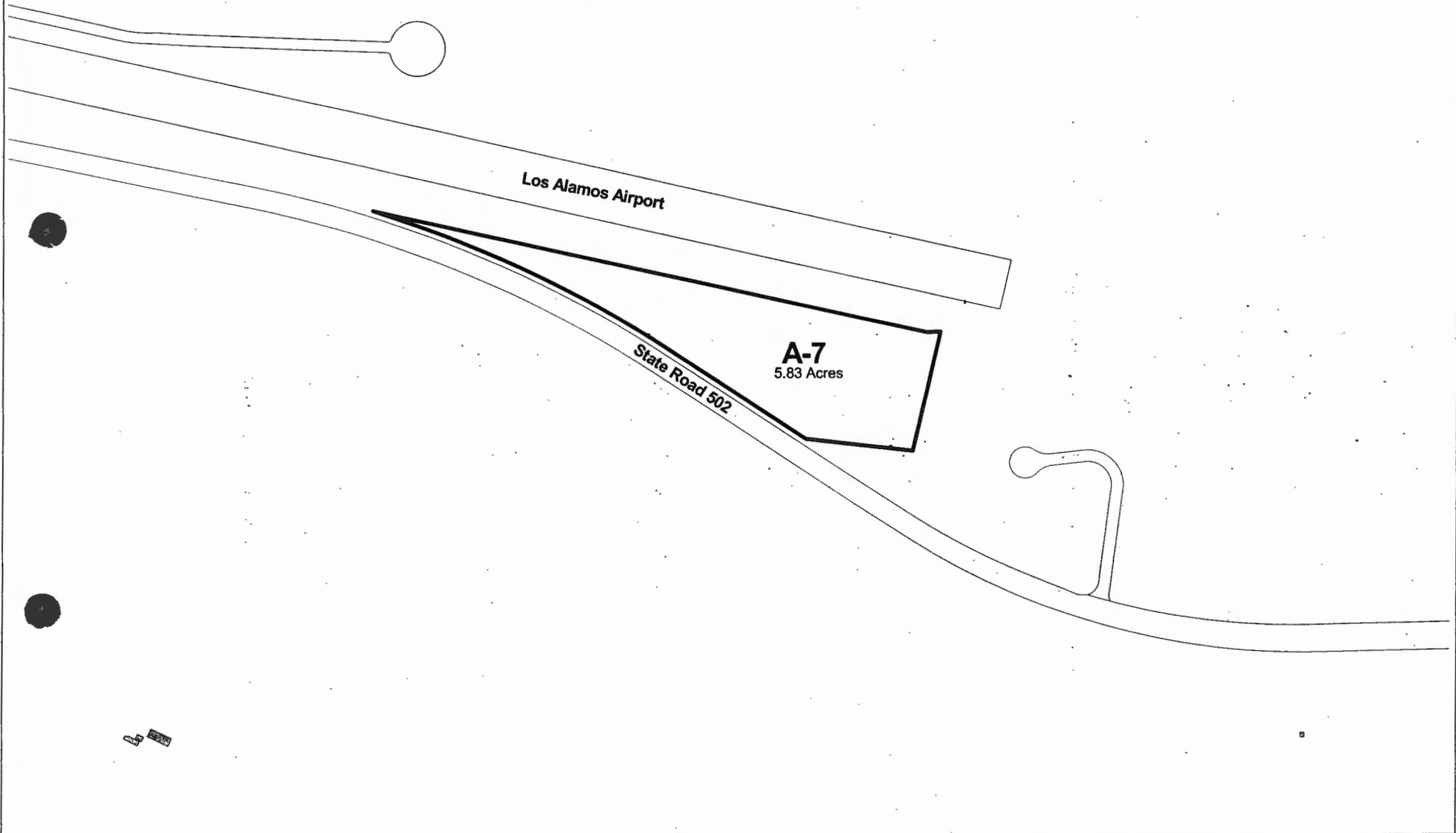
A review of the LUST list, as provided by EDR, and dated 09/30/2002 has revealed that there is 1 LUST site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
LOS ALAMOS AIRPORT	AIRPORT RD	1/4 - 1/2 WNW 1		5

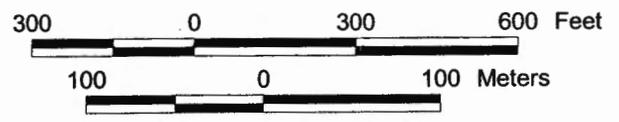
Appendix D

Site Map

Airport-5 (Central)



	Building		Roads
	Land Transfer		



THE DATA HEREIN HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE, BUT ITS ACCURACY AND COMPLETENESS ARE NOT GUARANTEED. THE DATA MAY CONTAIN SOME NONCONFORMITIES, DEFECTS, ERRORS, AND/OR OMISSIONS.