



General
 DEPARTMENT OF ENERGY
 National Nuclear Security Administration
 Los Alamos Site Office
 Los Alamos, New Mexico 87544



DEC 01 2009

CERTIFIED MAIL – RETURN RECEIPT REQUESTED

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



Dear Mr. Bearzi:

This letter provides the New Mexico Environment Department Hazardous Waste Bureau written notice the Department of Energy, National Nuclear Security Administration, Los Alamos Site Office (LASO) intent to transfer Tract C-1 (White Rock), under section III.Y.1.a of the *Compliance Order on Consent* for Los Alamos National Laboratory. LASO intends to convey this tract of land to the County of Los Alamos within 120 days. Accordingly, LASO is requesting a meeting between NMED, LASO and the County of Los Alamos within 30 days of receipt of this letter, to discuss this conveyance, any remedial actions taken, and the County's intended use of the property. The previously stated intended use is transportation. Tract C-1 is a portion of State Route 4 that lies between Pajarito Road and Rover Boulevard in White Rock, New Mexico.

Enclosed for your use is a map of the tract and a table that lists documents associated with Area of Concern (AOC) C-00-009 Canada del Buey Canyon, which is the only AOC in the vicinity of Tract C-1. There are no AOCs located on Tract C-1. The size of the tract is approximately 15.41 acres.

Please respond to this letter to Ms Vicki Loucks or myself. If you have any questions or comments, please contact Vicki Loucks at (505) 667-6819 or by email at vloucks@doeal.gov.

Sincerely,

Juan L. Griego
 Assistant Manager
 National Security Missions

26.4 NSM:8VL-217087

Enclosures

cc w/o Enclosures:
 Ms. Neelam Dhawan
 Environmental Specialist, Hazardous Waste Bureau
 New Mexico Environment Department
 2905, Rodeo Park Drive East, Building 1
 Santa Fe, NM 87505



CONFIDENTIAL

DEC 01 2009

cc w/o Enclosures:

Mr. Anthony J. Mortillaro
County Administrator
County of Los Alamos
P.O. Box 30
Los Alamos, New Mexico 87544

Ms. Mary McInerney
County Legal
County of Los Alamos
P.O. Box 30
Los Alamos, New Mexico 87544

Mr. Seth Kirshenberg
Kutak Rock LLP
1101 Connecticut Avenue, NW
Suite 1000
Washington, D.C. 20036

L. Cummings, CCS, LASO
V. Loucks, NSM, LASO
J. Isaacson, ENV-RRO, LANL, MS-K404
J. Nisengard, ENV-RRO, LANL, MS-K404
Records Center, LASO
Official Contract File, LASO

AOC C-00-009 Canada del Buey

Document Date	Title
9/15/2009	Submittal of the Rehabilitation and Conversion Summary Report for Well R-16
8/31/2009	Submittal of the Investigation Report for Canada del Buey
7/6/2009	Submittal of the Well Completion Summary Fact Sheets for R-37
3/9/2009	Submittal of the TW-8 Pumping Test Work Plan
2/27/2009	Submittal of the Well Completion Report for R-38, Revision 1
12/28/2008	Submittal of the Well Completion Report for R-38
10/5/2007	Submittal of TA-54 Well Evaluation and Network Recommendations, Revision 1
9/19/2007	Submittal of Sandia Canyon Biota Investigation Work Plan
7/31/2007	Submittal of the TA-54 Well Evaluation and Network Recommendations
5/31/2007	Submittal of the TA-54 Well Network Evaluation and Network Recommendations
4/6/2007	Submittal of Addendum to the Work Plan for Sandia Canyon and Canada del Buey Work Plan, Revision 1
1/30/2007	Submittal of the Addendum to the Work Plan for Sandia Canyon and Canada del Buey
10/1/2000	Evaluation of Possible Sediment Contamination in the White Rock Land Transfer Parcel: Reach CDB-4
9/1/1999	Work Plan for Sandia Canyon and Canada del Buey [former Operable Unit 1049]
4/2/1997	[RFI Work Plan] Core Document for Canyons Investigation [former Operable Unit 1049]
9/30/1994	Subject: Sampling Strategies in the Canyons

ay Canyon

Document Type			
Groundwater - Well Rehabilitation and Conversion Summary Report			
Investigation Report			
Groundwater - Well Completion Report/Summary			
Groundwater - Other Plan or Report			
Groundwater - Well Completion Report/Summary			
Groundwater - Well Completion Report/Summary			
Groundwater - Other Plan or Report			
Investigation Work Plan			
Groundwater - Other Plan or Report			
Other Plan or Report			
RFI Work Plan Addendum			
RFI Work Plan Addendum			
Other Plan or Report			
RFI Work Plan			
RFI Work Plan			
Other Plan or Report			

FOR REFERENCE ONLY

C-00-009

C-00-009

C-1





*Risk Reduction & Environmental
Stewardship Division, Ecology Group*

P.O. Box 1663, Mail Stop M889
Los Alamos, New Mexico 87545
(505) 665-8969; (505) 665-8970
email: khrea@lanl.gov

Date: May 7, 2002
Refer to: RRES/Ecol-02-0014

Ted Taylor
U.S. Department of Energy
Los Alamos Area Office
528 35th Street
Los Alamos, NM 87544

SUBJECT: Environmental Baseline Survey for C-1, White Rock Tract
Dear Ted:

Please find enclosed (8) copies of the Environmental Baseline Survey for C-1, White Rock Tract. This document is being provided to DOE/NNSA as information for the projected transfer of land in accordance with Public Law 105-119.

If we can be of further assistance, please do not hesitate to call me at 505-665-8969.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kenneth H. Rea'.

Kenneth H. Rea
RRES-ECO

KHR:pm

Enclosures: a/s

Cy:
P. Wardwell, LC-GL, A187
K. Rea, ESH-SWI, M889
Land Transfer File

W/O Enclosure:
Ecology File

United States Government
Department of Energy
National Nuclear Security Administration
Albuquerque Operations Office
Office of Los Alamos Site Operations

Los Alamos Land Transfer Project Office

memorandum

DATE: May 21, 2002

REPLY TO ATTN OF: LAAO:DIR:TJT:EBS/CERCLA

SUBJECT: Approval of EBS/CERCLA Report

TO: Ken Rea, Program Manager, Land Transfer Program, RRES-ECO, UC-LANL, MS M889

Reference:

Environmental Baseline Surveys for Tracts A-19 (White Rock-Los Alamos County) and C-1 (White Rock-Highway Department)

The Department of Energy (DOE) completed its review of the referenced documents, dated May 7, 2002, and has reviewed the replacement pages, which were submitted on May 14, 2002.

DOE has determined the documents are complete and satisfactory, and therefore approves the documents.

If you have questions or concerns, please call me at 505-665-7203.



Theodore J. Taylor
Project Manager

Cc:

E. Martinez, Deputy Director, OLASO
B. Romero, Program Manager, OLASO
T. Taylor, DIR, OLASO
LandTran File



COPY

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

C-1

Los Alamos Land Transfer Project Office

July 11, 2002

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

Dear Mr. Bearzi:

I previously sent to you for review the Environmental Baseline Survey, Environmental Site Assessment, and other documents for several tracts of land, which the Department of Energy (DOE) intends to convey to Los Alamos County or the New Mexico Highway and Transportation Department, or to transfer to the U.S. Department of the Interior, to be held in trust for San Ildefonso Pueblo. These documents indicated that no hazardous substances or petroleum products were ever stored or released on the tracts. Consequently, these tracts have been determined by the DOE to be "uncontaminated," as that term is used in Section 120(h)(4) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

Pursuant to Section 120(h)(4), this determination is not complete until concurrence is obtained from the appropriate state official, as Los Alamos National Laboratory is not on the National Priorities List (NPL). I am now requesting your concurrence in these determinations.

The tracts for which these determinations as "uncontaminated" tracts have been made by DOE are:

A-1, Manhattan Monument
A-2, Site 22
A-3, Airport East
A-6, Airport West
A-12, LAAO East
A-17, TA-74 West
A-19, White Rock
B-1, White Rock
C-1, White Rock

Environmental Baseline Survey
for
C-1
White Rock Tract
New Mexico State Highway Department Portion

Pursuant to the US Department of Energy
Cross-Cut Guidance on Environmental Guidance
for DOE Real Property Transfers

April 25, 2002

Environmental Baseline Survey
for
C-1
White Rock Tract
New Mexico State Highway Department Portion

Executive Summary

This document, "Environmental Baseline Survey for C-1, White Rock Tract", was prepared in accordance with the "Cross-Cut Guidance on Environmental Requirements for DOE Real Property Transfers" in preparation of transferring ownership of the highway portion of the White Rock Tract (hereafter referred to as "White Rock Highway Tract") at Los Alamos National Laboratory from the US Department of Energy (DOE), National Nuclear Security Administration (NNSA)¹ to the New Mexico State Highway Department as stipulated by 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, White Rock Highway Tract 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 White Rock Highway Tract 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 White Rock Highway Tract,
- perform a physical examination of the White Rock Highway Tract, 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 White Rock Highway Tract has:

- one potential release site (PRS) within its boundaries; however, an investigation conducted in 1999 by the Environmental Restoration (ER) Project identified no contaminants in sediments in that reach of Canada del Buey located within the White Rock Highway Tract,

¹ 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.

- no record that hazardous substances were ever stored at this site, and
- no requirements for future remedial clean-up activities.

Analyses indicate that air quality is good.

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

No habitat for threatened and endangered species overlaps White Rock Highway Tract.

A complete archaeological survey of White Rock Highway Tract identified no prehistoric resources nor do traditional cultural properties (TCPs) exist on this tract.

Based on this information, the University of California and NNSA conclude that there are no outstanding environmental issues to prevent conveyance or transfer of White Rock Highway Tract 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 the 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 White Rock Tract consists of about 100 acres and is located north of the White Rock residential community (see Appendix D). The White Rock Tract was subdivided into three sub-parcels: sub-parcel B-1 going to San Ildefonso, sub-parcel A-19 going to Los Alamos County, and sub-parcel C-1 going to the New Mexico State Highway Department. This Environmental Baseline Survey addresses sub-parcel C-1 identified as the White Rock Highway Tract in this report. It includes New Mexico Highway 4 and its right-of-way. It is bounded by sub-parcel A-19 to the north, LANL's current low-level radioactive waste facility (Technical Area (TA) 54) to the west, and the town of White Rock to the south. The Pueblo of San Ildefonso owns the lands to the east.

The legal property boundary description of the whole White Rock tract is provided by the Army Corps of Engineers Title Report, "White Rock Tract at Los Alamos, New Mexico",

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.

September 14, 1998. The description of subparcel C-1 is contained in the Army Corps of Engineers survey and property description.

The scope of this Environmental Baseline Survey was to identify potential environmental issues associated with White Rock Highway Tract 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 White Rock Highway Tract 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 White Rock Highway Tract,
- perform a physical examination of White Rock Highway Tract, and
- consult with both University of California and 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 White Rock Highway Tract was reviewed, and the site was physically visited and surveyed. After determining the nature and quality of available information, UC and 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 White Rock Highway Tract parcel boundaries were established and not subject to significant change. Environmental conditions and associated information were evaluated based upon those boundaries.

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. "White Rock Tract at Los Alamos, New Mexico", U.S. Army Corps of Engineers Title Report, September 14, 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

Sub-parcel C-1, the White Rock Highway Tract, includes New Mexico Highway 4 and its right-of-way. It is bounded by sub-parcel A-19 to the north, LANL's current low-level radioactive waste facility (Technical Area (TA) 54) to the west, and the town of White Rock to the south. The Pueblo of San Ildefonso owns the lands to the east.

Vegetation at the tract includes grasses and small shrubs within the highway right-of-way. This sub-tract was historically part of Technical Area 54 but is separated from the developed portions of Technical Area 54 by elevation. The tract was never used for LANL activities beyond serving as a buffer area between residents and LANL operations, and providing the access road to White Rock and TA-54.

Existing land use at the White Rock Highway Tract includes a paved highway and its right-of-way.

Adjacent land uses are based on that of the White Rock commercial and residential activities and include retail and light commercial industry, offices, commercial storage, single-family dwellings, and a small amount of high-density residential areas (approximately 9 acres). The largest and most active businesses serve the local communities, including a supermarket, gas stations, and local retail establishments. Land use to the north includes the open areas of undeveloped Pueblo land.

Other land use involves structures or facilities that are associated with Federal, State, or local permits. A water monitoring well and a stream gauging station exist next to the tract adjacent to State Road 4.

3.1 History and Current Use

Prior to LANL occupancy (pre-1943), there was little development or other documented activity in this remote area. A 1924 Forest Service map shows a wooded area with a trail winding through the area in approximately the same location as the current State Road 4.

Beginning in 1947, the White Rock townsite was used by the Atomic Energy Commission to temporarily house construction workers working in Los Alamos. More permanent homes in this area were constructed in the early 1960s.

The White Rock parcel itself has traditionally served to buffer the town of White Rock from Laboratory activities and continues this tradition today. Adjacent to this parcel are several Laboratory air monitoring stations and a monitoring station that is part of a community-based monitoring network. Located on the parcel itself is a stream gauging station maintained by the USGS.

The eastern most part of the White Rock Highway Tract is located in the lower reaches of Canada del Buey canyon. An investigation conducted in 1999 by the Environmental Restoration (ER) Project identified no contaminants in sediments in that reach of Canada del Buey located within the White Rock Highway Tract.

3.2 Environmental Setting

White Rock Highway Tract consists of New Mexico State Highway 4 and its right-of-way. There are no known threatened or endangered species present on or adjacent to the tract. Immediately south of the tract is the town of White Rock; the rest of the tract to the north, east, and west is surrounded by undeveloped land. The developed portions of Technical Area 54, west of the tract, is several hundred meters distant.

Noise is from motorized vehicles on State Road 4 and business operations along the south side of State Road 4. Artificial light sources associated with commercial development and vehicles also are present.

3.2.1 Stormwater Runoff Patterns

The tract is transected by Cañada del Buey, which is an ephemeral stream in the vicinity of the tract. Surface water from the tract flows into Cañada del Buey, through a culvert under State Road 4, through the community of White Rock and ultimately into the Rio Grande.

There are no known springs under the highway or within the highway right-of-way.

3.2.2 Hazardous Materials and Waste Management

Not applicable. No current or historic hazardous waste generation or disposal are associated with this site.

3.2.3 CERCLA-Related Contamination

None identified (see Appendix A and C). Although the White Rock parcel contains no solid waste management units (SWMUs), the stream in Canada del Buey, an area of concern (AOC), and therefore, by definition, a potential release site, flows through a culvert under the highway. However, an investigation conducted in 1999 by the Environmental Restoration (ER) Project identified no contaminants in sediments in that reach of Canada del Buey located within or immediately adjacent to the White Rock Highway Tract.

3.2.4 Storage Tanks and Pipelines

None identified. Historical records do not indicate that storage tanks existed 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. There are and have been no wastewaters discharged at this site, and there are no records of septic systems on-site. In addition, there are no process-related water uses on this parcel.

3.2.6 Lead in Drinking Water

Not applicable. There are no water supply wells 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 use of oil water separators are associated with this site.

3.2.8 Asbestos

Not applicable. There appear to be no facilities or structures located on this land parcel that contain asbestos as defined by 29 CFR 1926.1101.

3.2.9 Air

Not applicable.

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. LANL's PCB database shows that no PBC-containing equipment was used, stored or disposed on this tract. There is a transformer station, not associated with LANL, located on this tract, but during the site visit there was no staining or other indications of oil releases to the environment.

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

A portion of the tract lies within the stream channel and floodplain of Cañada del Buey, and sampling of this canyon system has detected low levels of several radioactive isotopes. However, an investigation conducted in 1999 by the Environmental Restoration (ER) Project identified no contaminants in sediments in that reach of Canada del Buey located under or adjacent to the White Rock Highway Tract.

3.2.16 Radon

Not applicable.

3.2.17 Groundwater

Not applicable. There are no supply 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

The White Rock Highway Tract consists of State Highway 4 and its right-of-way. Native grasses and small shrubs occupy the right-of-way.

One hundred percent of the White Rock Highway Tract has been inventoried for historic and prehistoric cultural resources. Survey results indicate that there are no prehistoric sites or historic sites within the tract. The Pueblo of San Ildefonso has indicated, in general terms that TCPs are present near this tract. TCPs would not be anticipated in developed parts of the tract.

3.4 Identification of Uncontaminated Properties

The entire White Rock Highway Tract is uncontaminated. White Rock Highway Tract 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 the town of White Rock to the south and TA-54 to the west. The remaining lands are undeveloped.

The White Rock Highway Tract is not listed in any of the databases searched in accordance with the requirements of the ASTM Standard Practice for Environmental Site Assessments (ASTM E 1527-00). Given the database search results and based on an inspection of the surrounding properties from publicly accessible areas, none of the

neighboring operations is believed to pose a significant potential concern for environmental conditions on the subject property.

The environmental database search also identified 37 "orphan" sites (i.e., sites not mapped by the database search vendor because of poor or inadequate address information). Based on the area tour, only two of these listed "orphan" sites are believed to be located within 1 mile of the subject property. The Metzger's located on Highway 4 has underground storage tanks that appear on the New Mexico UST registry, and LANL Material Disposal Area J is located at TA-54, west of the subject parcel. Neither of these sites is believed to pose a potential concern for environmental conditions on the subject property.

4.1 History and Current Use

Beginning in 1947, the White Rock townsite was used by the Atomic Energy Commission to temporarily house construction workers working in Los Alamos. More permanent homes in this area were constructed in the early 1960s.

4.2 Environmental Setting

The adjacent lands to the south are industrialized and mostly paved (the business strip that supports the town of White Rock). The area to the west contains the Laboratory's solid radioactive waste management facility (Area G). To the north and east the lands are undeveloped. Vegetation in this region is typified by pinyon-juniper woodlands intermingled with shrub-grassland.

4.3 Adjacent Properties with No Known or Suspected Releases

The undeveloped lands to the north and east of the White Rock Highway Tract are not known to contain contaminants.

4.4 Adjacent Properties with Known or Suspected Releases

Both Technical Area 54 to the west, and the town of White Rock to the south would be expected to have the typical releases associated with towns and the handling of wastes.

5.0 Conclusions and Recommended Courses of Action

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. 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. There are no structures on this site.

5.2 Property Categorization

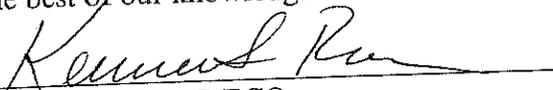
Not applicable. All lands at White Rock Highway Tract are categorized the same.

5.3 Resource Map

Not applicable. No hazardous materials were identified, and no water supply 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. The information contained in this document is accurate to the best of our knowledge.



Kenneth Rea, RRES-ECO
LANL Land Transfer

Appendix A

CERCLA 120(h)

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

C-1, White Rock Tract (NM State Highway & Transportation Department Portion)

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 White Rock (WR) 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 White Rock Tract and identifies those materials. **NOTE:** Upon transfer, the WR Tract will be divided with portions of the tract being conveyed to the Pueblo of San Ildefonso (the Pueblo), the County of Los Alamos (the County), and the New Mexico State Highway & Transportation Department (NMSHTD). This report addresses only that portion being transferred to the New Mexico State Highway & Transportation Department, C-1. [Reference: *Notice of CERCLA 120(h) Information for Property Subject to Conveyance and Transfer: White Rock Tract (Tribal Portion)* and *Notice of CERCLA 120(h) Information for Property Subject to Conveyance and Transfer: White Rock Tract (Los Alamos County Portion)*]

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 C-1 tract]; and any acutely hazardous wastes stored for one year or more and in quantities greater than or equal to 1 kg.

Location:

The White Rock tract is located at the southeastern extremity of TA-54, on the north side of, and roughly parallel to, State Rd. 4 between its intersections with Pajarito Road to the west and with Rover Boulevard to the east. C-1, the portion of the WR Tract being conveyed to the NMSHTD, is a strip of land from the intersection of NM State Rd. 4 and Pajarito Rd. on the south end to the intersection of the NM State Rd. 4 and Rover Blvd. on the north end, and extending approximately seventy five (75) feet from the centerline on either side of the road.

Methodology:

The information in this report and its attachments is based on a review of available records and interviews. The reviews conducted by the Laboratory's Water Quality Group, the Hazardous and Solid Waste Group, and the Air Quality Group, included a review of Laboratory and group files

and databases on chemical inventories and usage; solid and hazardous waste management and storage; releases and spills; emergency response, and PCB equipment.

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

No records of hazardous substances having been used, stored, released, or disposed on the C-1 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 C-1 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 C-1 tract have been observed. See Appendix C for information on Environmental Restoration Project activities and PRSs.

Current Regulatory Status: The C-1 portion of the White Rock 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 PRS's.

ENVIRONMENTAL ASSESSMENT

Land Transfer Parcel, White Rock, New Mexico State Highway Department Portion

**Prepared For: THE DEPARTMENT OF
ENERGY**

March 26, 2002

EXECUTIVE SUMMARY

This report presents a findings summary for an assessment of the actual and potential environmental concerns associated with the portion of the White Rock parcel being conveyed to the New Mexico State Highway Department. The White Rock parcel is located adjacent to State Road 4 in White Rock, Los Alamos County, NM. The portion of the parcel that is the subject of this report is a narrow strip that begins just north of State Road 4 and ends at the southern boundary of the White Rock parcel. The rest of the parcel, which lies to the north of the subject parcel, is being transferred or conveyed to the U.S. Department of Interior in trust for San Ildefonso Pueblo or to Los Alamos County. For linguistic ease, the portion of the parcel that is the subject of this report is simply referred to as the White Rock parcel for the remainder of the report. Exhibit 1 (at the end of this executive summary) provides a descriptive summary for the White Rock 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 September 10, 2001, 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 White Rock 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. White Rock Parcel Description Summary

# of Acres	# of Buildings (approx. total sq. ft)	# of Potential Release Sites (and remediation status)	Current Activities
Approximately 20.1 in the portion of the parcel designated for conveyance to the New Mexico State Highway Department.	None.	None. Canada del Buey is an area of concern that was characterized by the LANL Environmental Restoration Project in 2000, and results demonstrated that no contaminants are present at levels greater than background.	No LANL operations are undertaken at this parcel.

Exhibit 2. White Rock Parcel Site History Summary

Site History Prior to LANL Occupancy	Prior to LANL occupancy (pre-1943), there was little development or other documented activity in this remote area. A 1924 Forest Service map shows a wooded area with a trail winding through the area in approximately the same location as the current State Road 4.
Site History After LANL's Occupancy	<p>Beginning in 1947, the White Rock townsite was used by the Atomic Energy Commission to temporarily house construction workers working in Los Alamos. More permanent homes in this area were constructed in the early 1960s.</p> <p>The White Rock parcel has traditionally served to buffer the town of White Rock from Laboratory activities and continues to serve in this capacity today. Several Laboratory air monitoring stations are immediately adjacent to the parcel, as is a monitoring station that is part of a community-based monitoring network. Located on the parcel itself is a stream gauging station maintained by the USGS. The closest Laboratory operations to the parcel are the waste management activities conducted at TA-54, which is situated to the west of the parcel.</p> <p>The White Rock parcel is located in the lower reaches of Canada del Buey. The Environmental Restoration Project (LANL) conducted sampling in July 2000 in Canada del Buey to determine if contamination resulting from Laboratory activities exists at this site. The results demonstrated that no contaminants exist at levels exceeding background concentrations.</p>

ATTACHMENT A

ASSESSMENT METHODOLOGY

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

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

- We visited the facility on August 28, 2000, and again on September 10, 2001 and March 22, 2002 to gather more detailed information concerning possible on-site contamination, and to determine the compliance status of the parcel. Before, during and after the first visit, we interviewed site personnel about past and present site operations, raw materials and waste management practices, and significant environmental liability problems, if any. We did not conduct additional interviews after the second or third site visits, 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, September 2001, and March 2002 from publicly accessible areas for obvious signs of environmental concerns and how those concerns may have environmentally degraded the property under study, and to assess the proximity of the subject property to sensitive ecological areas (e.g., wetlands).

- We reviewed a search of the following computerized environmental databases in September 2001 to determine if hazardous sites or serious local environmental problems may exist on or immediately adjacent to the facility (see radius specifications):¹

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

Federal ASTM Records

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

Additional Federal Records

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

State ASTM Records

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

Additional State Records

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

- We attempted to obtain and review historical Sanborn Fire Insurance land use maps 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 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 White Rock 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.

ENVIRONMENTAL ASSESSMENT

Land Transfer Parcel, TA-74 North

**Prepared For: THE DEPARTMENT OF
ENERGY**

November 5, 2001

EXECUTIVE SUMMARY

This report presents a findings summary for an assessment of the actual and potential environmental concerns associated with the northern portion of the TA-74 parcel and the northeastern portion of the White Rock Y parcel, which is slated for transfer to the Secretary of the Interior in trust for San Ildefonso Pueblo. The TA-74 parcel is located predominantly in Santa Fe County, NM, and the northern portion of the parcel is located entirely in Santa Fe County, NM, as is the northeastern portion of the White Rock Y parcel. The northern portion of the TA-74 parcel encompasses the area whose southern boundary is approximately 200 feet north of the effluent channel associated with the Los Alamos County Bayo Canyon Wastewater Treatment Plant, and extends to the northern boundary of the TA-74 parcel, as defined in the *Environmental Impact Statement for the Conveyance and Transfer of Certain Land Tracts Administered by the U.S. Department of Energy and Located at Los Alamos National Laboratory, Los Alamos and Santa Fe Counties, New Mexico* (DOE/EIS – 0293, October 1999). It also includes a small, mesa-top area to the south of the effluent channel, known as the Little Otowi site. The northeastern portion of the White Rock Y parcel is located north of State Road 502 and east of the White Rock Y interchange, and it abuts the southern boundary of the northern portion of the TA-74 parcel. For linguistic ease, these sub-parcels are collectively called the "TA-74 North" parcel. Collectively, the TA-74 North parcel is 2,089 acres in size. Exhibit 1 (at the end of this executive summary) provides a descriptive summary for the TA-74 North parcel and Exhibit 2 (also at the end of this executive summary) summarizes the known history of this site. Los Alamos National Laboratory conducted its assessment on August 28, 2000, and subsequently on October 2-3, 2001 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 TA-74 North 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. TA-74 North Parcel Description Summary

# of Acres	# of Buildings (approx. total sq. ft)	# of Potential Release Sites (and remediation status)	Current Activities
Approximately 2,089 acres.	None.	Three: Pueblo, Bayo and Barrancas Canyons. Pueblo Canyon is known to contain residual contamination from historical operations at the Laboratory. Results of investigations conducted by LANL's Environmental Restoration (ER) Project to date indicate that the levels of contamination in Pueblo Canyon sediments do not present a significant human health risk under the conditions of present-day land use, including trail users and resource users. The stream channels and flood plains of Bayo and Barrancas Canyons may have been adversely affected by contaminants carried downstream within surface water or sediments from historical operations at TAs 10 and 0. The portions of these canyon bottoms within the TA-74 North parcel are slated for investigation by LANL's ER Project in FY 2004.	There is no activity related to LANL operations on this parcel. The only LANL-related activity slated for this parcel is the investigation and remediation, if necessary, of Pueblo, Bayo and Barrancas Canyons.

Exhibit 2. TA-74 North Parcel Site History Summary

Site History Prior to LANL Occupancy	Prior to LANL occupancy, there was little development in this remote area. Historical maps from the pre-LANL era (1924), aerial photographs of the area (1935), and historical accounts of life in the area show little development in the area until 1917 when the Los Alamos Ranch School for boys was established.
Site History After LANL's Occupancy	Even after LANL occupancy, this land parcel had very little development and served instead to buffer Laboratory activities from the surrounding region.

CERCLA 120(h) Report

TA-74 and White Rock Y Tract (BIA Portion)

Location:

TA-74 is located east of the Los Alamos townsite and below the mesa upon which the townsite is built. The northern half of the site is dominated by lower Bayo Canyon; the southern half includes much of Pueblo Canyon. U.S. Forest Service property borders the tract to the north. State Road 502 forms the southern border and provides vehicle access. State Road 502 also serves to separate TA-74 from the northeast edge of the White Rock Y tract and the northwest edge of Bandelier National Monument. Pueblo of San Ildefonso lands lie to the east, and the Airport Tract is to the west.

The White Rock Y Tract incorporates the alignments and intersections of State Road 502, State Road 4, and the easternmost portion of East Jemez Road. State Road 502 bounds the tract to the north, across from the TA-74 Tract. The White Rock Y Tract shares its southern boundary with Pueblo of San Ildefonso lands, just south of East Jemez Road. State Road 4 and Bandelier National Monument (BNM) lie to the east, and TA-72 lies to the west.

The portions of TA-74 and WRY that are being conveyed to the Pueblo of San Ildefonso are the subject of this report.

Description:

The portion of the TA-74 and WRY tract being conveyed to the Pueblo of San Ildefonso consists of the northeastern-most two-thirds of the TA-74 tract, and that portion of the White Rock Y tract that is contiguous with the TA-74 tract and that lies mostly east of the intersection known as the "White Rock Y" and north of NM 502 and NM 4.

History:

Solid waste management units do not exist on those portions of the TA-74 or White Rock Y tracts being conveyed to the Pueblo of San Ildefonso. However, TA-74 spans portions of the stream channels and flood plains of both Bayo and Barrancas Canyons. The stream channels and flood plains have been adversely impacted by contaminants carried downstream within surface water or sediments from former LANL operations at TA-10 and TA-00. The TA-74 portion also has potential to be impacted by known contaminants in Pueblo Canyon should the floodplain encroach upon the parcel's southern property boundary. All three watersheds are defined as Areas of Concern (AOCs) and are Potential Release Sites (PRSs) by definition.

The White Rock Y parcel includes a portion of the Pueblo Canyon Stream channel and flood plain known to have received contaminants from multiple potential release sites within this watershed upstream from this parcel. The most significant contaminate source was former TA-45 where radioactive effluent was discharged between 1944 and 1964 into Acid Canyon, a small tributary of Pueblo Canyon, located approximately 6 miles upstream of the southwestern boundary of the parcel.

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

No. There is no information that suggests that hazardous substances were used, stored, or disposed on the Pueblo's portion of the TA-74 or WRY Tracts. However, the ER Project has identified PRSs that may contain dispersed contamination (see history above).

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. There is no information that suggests that hazardous substances were used, stored, or disposed on the Pueblo's portion of the TA-74 or WRY Tracts.

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

No. There is no information that suggests that hazardous substances were used, stored, or disposed on the Pueblo's portion of the TA-74 or WRY Tracts.

Current Regulatory Status: None of the PRSs on the portions of the TA-74 or WRY Tracts being transferred to the Pueblo of San Ildefonso are currently listed on the Hazardous and Solid Waste Amendments (HSWA) module of LANL's Resource Conservation and Recovery Act permit; therefore, they are regulated under DOE authority.

Based on the evaluations performed by the Environmental Restoration Program, the levels of contamination in the sediments do not present an unacceptable human health risk under the conditions of present-day land use, including scenarios for trail users, resource users, and construction workers. In addition, because concentrations of contaminants in sediments carried by flood are not increasing over time, and present levels of contamination have not been shown to either cause an unacceptable risk in downstream areas or exceed regulatory standards, no immediate remedial action is required in the context of future remobilization of contaminated sediments.

Future Actions Required:

The Environmental Restoration Project intends to complete all sediment, surface water and alluvial groundwater investigations in Pueblo Canyon, and begin the preparation of a surface aggregate report in fiscal year 2002. Work on Bayo and Barrancas canyons is schedule for FY04. It is not known if remedial actions will be required as a result of these investigations.

Appendix B
Environmental
Assessment

ATTACHMENT B

ISSUES SUMMARY

TABLE Exhibit 3

**Summary of Environmental Assessment Results for White Rock
Adjacent to State Road 4, White Rock, 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 that contain asbestos as defined by 29 CFR 1926.1101.
Water Supply and Pollution Control, Including Stormwater Management	There appear to be no environmental liability issues concerning the water supply to or the wastewater discharges from this parcel.	None.
Nonhazardous Solid Waste Management	There appear to be no environmental liability issues associated with LANL's nonhazardous waste management practices within the parcel.	No nonhazardous wastes are currently generated on this parcel as a result of LANL operations, and 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 hazardous wastes are currently generated on this parcel as a result of LANL operations, and there is no record of historical generation of hazardous wastes. The Laboratory's Environmental Restoration Project investigated the possibility of sediment contamination resulting from Laboratory activities upstream of the site, and found no contaminants to exist at concentrations exceeding background levels. Laboratory buildings in proximity to this site pose no apparent environmental liability issues.
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	There appear to be no environmental liability issues associated with current materials, products, and pesticide	None. No materials, products or pesticides are handled or stored on the subject parcel.

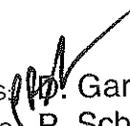
Handling and Storage Practices	handling and storage practice at this parcel.	
PCB Inventory Management	There appear to be no environmental liability issues associated with PCB inventory management at this land parcel.	None.
Potential On-Site Contamination and Waste Disposal	There is no record, employee recollection, or visible 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. No USTs are known to have been located on this property. In addition, the site address is currently not listed in the state or federal reportable spills databases.	On the days of the site visits, there was no unusually altered topography, unusually stressed vegetation, soil staining, unusual ground depressions, or other visible indications of past spills, releases, or waste disposal. Site contacts reported experiencing no reportable spills.
Past Off-Site Waste Disposal	To the best of LANL ESH-19 staff's knowledge, no issues or concerns have been raised regarding past off-site waste disposal practices from wastes generated on this parcel. LANL has not received or filed notifications under the Comprehensive Environmental Response, Compensation, and Liability Act related to the disposal of any hazardous substances.	None of the off-site disposal facilities known to have received hazardous or nonhazardous wastes from LANL is currently listed on the proposed or final NPL, in the federal CERCLIS or CERCLIS-NFRAP databases, or in the respective state databases that are the equivalent of the federal CERCLIS and NPL databases.
Environmental Data Base Search Results	No apparent environmental liabilities were identified in any of the federal or state environmental databases searched for this assessment (see Attachment A). The database search to assess whether environmental conditions on the subject property have been affected by any off-site source or sources identified no mappable sites as being within the designated search radii. (NOTE: The term "mappable" means that the address information provided is sufficient for the database search vendor to pinpoint the site's location on a street map with a high degree of confidence.)	Given the database search results and based on an inspection of the surrounding properties from publicly accessible areas, none of the neighboring operations is believed to pose a significant potential concern for environmental conditions on the subject property. The environmental database search also identified 37 "orphan" sites (i.e., sites not mapped by the database search vendor because of poor or inadequate address information). Based on the area tour, only two of these listed "orphan" sites are believed to be located within 1 mile of the subject property. The Metzger's located on Highway 4 has underground storage tanks that appear on the New Mexico UST registry, and LANL Material Disposal Area J is located at TA-54, west of the subject parcel. Neither of these sites is believed to pose a potential concern for environmental conditions on the subject property.

Appendix C
Environmental
Restoration
CERCLA Report

**ENVIRONMENTAL
RESTORATION
PROJECT**

Memorandum

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

To/MS:  P. Garvey, ESH-SWI, MS M889
From/MS: P. Schumann, E/ER, MS M992
Phone/FAX: 7-5840/5-4747
Symbol: ER2002-0224
Date: March 28, 2002

**SUBJECT: ENVIRONMENTAL RESTORATION (ER) PROJECT
COMPREHENSIVE ENVIRONMENTAL RESPONSE,
COMPENSATION, AND LIABILITY ACT (CERCLA) 120(h) REPORT
INFORMATION IN SUPPORT OF THE TRANSFER OF THE WHITE
ROCK RIGHT-OF-WAY SUB-PARCEL [MAP DESIGNATION C-1] TO
THE STATE OF NEW MEXICO HIGHWAY DEPARTMENT**

The purpose of this document is to transmit CERCLA 120(h) information to support the transfer of the White Rock Right-of-Way Sub-parcel (Map Designation C-1) to the State Highway Department.

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

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

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

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

KB/vn

Attachment: ER Project Supporting Documentation for the White Rock Right-of-Way Sub-parcel [Map Designation C-1] CERCLA 120(h) Report

D. Garvey
ER2002-0224

-2-

March 28, 2002

Cy (w./attach.):

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

Cy (w/o enc.):

J. Canepa, E/ER, MS M992

**ER Project Supporting Documentation
For The White Rock Right-of-Way Sub-parcel [Map Designation C-1]
CERCLA 120(h) Report**

Location: White Rock

Description: The White Rock Right-of-Way Sub-parcel (Map Designation A-19) occupies approximately 20.1 acres of land which includes New Mexico Highway 4 and its right-of-way. The Sub-parcel is bounded by Technical Area 54 to the west, and Los Alamos County lands to the north (former land transfer sub-parcel White Rock-1 South). White Rock commercial and residential areas are located to the south and east of the Sub-parcel. The Sub-parcel spans the lower reaches of Cañada del Buey within the Mortandad Canyon watershed. Prior to the 1999 investigation described below, it was believed that the Sub-parcel could have been adversely impacted by environmental contaminants within surface water or sediments carried downstream from Los Alamos National Laboratory (LANL) operations because of its location within the Mortandad Canyon watershed.

History: Although the White Rock Right-of-Way Sub-parcel contains no solid waste management units (SWMUs) within its boundaries, a portion of the stream channel and flood plain of Cañada del Buey, an area of concern (AOC), and therefore, by definition, a potential release site, bisects the Sub-parcel. Cañada del Buey may have received contaminants from multiple PRSs within the watershed, including PRSs within Technical Areas 46, 51, 54 and 4. However, an investigation conducted in 1999 by the Environmental Restoration (ER) Project identified no contaminants in sediments in that reach of Cañada del Buey (CDB-4) located within the White Rock land transfer parcel. Although a series of inorganic chemicals were detected at levels above Laboratory-wide sediment background levels, these levels were attributed to a local background that differs from that of areas previously sampled for background geochemistry.

Is there any record of a hazardous substance having been stored on site?
No. There is no information that suggests that hazardous substances were stored on site.

Was the amount stored greater than or equal to 1,000 kg or the Reportable Quantity (RQ), whichever is greater?
Not applicable.

Was the amount disposed of or released greater than or equal to the RQ?
Not applicable.

Current Regulatory Status: The White Rock Right-of-Way Sub-parcel contains no SWMUs within its boundaries and has not been adversely impacted by contaminants transported downstream from PRSs within the watershed. Cañada del Buey, which bisects the White Rock Right-of-Way Sub-parcel, is a PRS that is not currently on the Hazardous and Solid Waste Amendments (HSWA) module

**ER Project Supporting Documentation
For The White Rock Right-of-Way Sub-parcel [Map Designation C-1]
CERCLA 120(h) Report**

of LANL's Resource Conservation and Recovery Act permit; therefore, it is regulated under DOE's authority. In October 2000, the DOE concurred with the ER Project's recommendation that no further remedial action is required for that portion of the stream channel and flood plain within the White Rock parcel. Therefore, this Sub-parcel meets the Comprehensive Environmental Response, Compensation and Liability Act Section 120(h) requirements because all necessary remedial action (none in this case) has been taken prior to transfer.

Future Actions Required: None

References: *"Evaluation of Possible Sediment Contamination in the White Rock Land Transfer Parcel: Reach CDB-4,"* Environmental Restoration Project, October 2000, LA-UR-00-5071.

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

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

"RFI Work Plan for Sandia Canyon and Canada del Buey," Environmental Restoration Project, September 1999, LA-UR- 99-3610.

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

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

ENVIRONMENTAL ASSESSMENT

**Land Transfer Parcel, White Rock, New
Mexico State Highway Department Portion**

**Prepared For: THE DEPARTMENT OF
ENERGY**

March 26, 2002

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 White Rock 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. TA-74 North Parcel Description Summary

# of Acres	# of Buildings (approx. total sq. ft)	# of Potential Release Sites (and remediation status)	Current Activities
Approximately 2,089 acres.	None.	Three: Pueblo, Bayo and Barrancas Canyons. Pueblo Canyon is known to contain residual contamination from historical operations at the Laboratory. Results of investigations conducted by LANL's Environmental Restoration (ER) Project to date indicate that the levels of contamination in Pueblo Canyon sediments do not present a significant human health risk under the conditions of present-day land use, including trail users and resource users. The stream channels and flood plains of Bayo and Barrancas Canyons may have been adversely affected by contaminants carried downstream within surface water or sediments from historical operations at TAs 10 and 0. The portions of these canyon bottoms within the TA-74 North parcel are slated for investigation by LANL's ER Project in FY 2004.	There is no activity related to LANL operations on this parcel. The only LANL-related activity slated for this parcel is the investigation and remediation, if necessary, of Pueblo, Bayo and Barrancas Canyons.

Exhibit 2. TA-74 North Parcel Site History Summary

Site History Prior to LANL Occupancy	Prior to LANL occupancy, there was little development in this remote area. Historical maps from the pre-LANL era (1924), aerial photographs of the area (1935), and historical accounts of life in the area show little development in the area until 1917 when the Los Alamos Ranch School for boys was established.
Site History After LANL's Occupancy	Even after LANL occupancy, this land parcel had very little development and served instead to buffer Laboratory activities from the surrounding region.

Exhibit 2. White Rock Parcel Site History Summary

Site History Prior to LANL Occupancy	Prior to LANL occupancy (pre-1943), there was little development or other documented activity in this remote area. A 1924 Forest Service map shows a wooded area with a trail winding through the area in approximately the same location as the current State Road 4.
Site History After LANL's Occupancy	<p>Beginning in 1947, the White Rock townsite was used by the Atomic Energy Commission to temporarily house construction workers working in Los Alamos. More permanent homes in this area were constructed in the early 1960s.</p> <p>The White Rock parcel has traditionally served to buffer the town of White Rock from Laboratory activities and continues to serve in this capacity today. Several Laboratory air monitoring stations are immediately adjacent to the parcel, as is a monitoring station that is part of a community-based monitoring network. Located on the parcel itself is a stream gauging station maintained by the USGS. The closest Laboratory operations to the parcel are the waste management activities conducted at TA-54, which is situated to the west of the parcel.</p> <p>The White Rock parcel is located in the lower reaches of Canada del Buey. The Environmental Restoration Project (LANL) conducted sampling in July 2000 in Canada del Buey to determine if contamination resulting from Laboratory activities exists at this site. The results demonstrated that no contaminants exist at levels exceeding background concentrations.</p>

ATTACHMENT A

ASSESSMENT METHODOLOGY

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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, NM, 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 the 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 DOE identified 10 tracts of land for potential transfer to the County of Los Alamos or to San Ildefonso Pueblo.

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.

For these discussions, BIA TA-74 and BIA WR-Y refer to only those portions of the Technical Area 74 and White Rock Y Tracts that are to be conveyed to the Bureau of Indian Affairs to be held in trust for the Pueblo of San Ildefonso.

1.1 Boundaries of Property and Scope of Survey

BIA TA-74 represents a large area of LANL buffer lands located east of the Los Alamos townsite and below the mesa upon which the townsite is built. BIA TA-74 is located entirely in Santa Fe County, NM. Its southern boundary is approximately 200 feet north of the effluent channel associated with the Los Alamos County Bayo Canyon Wasterwater Treatment Plant, and extends to the northern boundary of the TA-74 parcel as defined in the *Environmental Impact Statement for the Conveyance and Transfer of Certain Land Tracts Administered by the U.S. Department of Energy and Located at Los Alamos National Laboratory, Los Alamos and Santa Fe Counties, New Mexico* (DOE/EIS - 0239, October 1999). It also includes a small, mesa-top area to the south of the effluent channel, known as the Little Otowi site. The northeastern portion of the BIA WR-Y parcel is located north of State Road 502 and east of the White Rock Y interchange, and abuts to the southern boundary of the BIA TA-74 tract.

Access to this land is currently gated and limited to Federal, State, and local government personnel on official business. However, access by others may be coordinated on a case-by-case basis. Although not subject to Los Alamos County land use controls, the tract is zoned by the County as Federal lands for planning purposes (LAC 1998).

The BIA TA-74 Tract is isolated from LANL operations and contains numerous archaeological sites and sensitive wildlife habitat (LANL 1990). The site is heavily forested with ponderosa pine and pinyon-juniper woodlands (DOE 1999c).¹

The scope of this Environmental Baseline Survey was to identify potential environmental issues associated with those portions of BIA TA-74 and BIA WR-Y 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 BIA TA-74 and BIA WR-Y 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 BIA TA-74 and BIA WR-Y,
- perform a physical examination of BIA TA-74 and BIA WR-Y, and
- consult with both University of California and DOE staff to confirm existing information or develop additional information.

2.1 Approach and Rationale

Historical and current information (see 2.1.1 below) for BIA TA-74 and BIA WR-Y was reviewed, and the sites were physically visited and surveyed. After determining the nature and quality of available information, UC and DOE 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 BIA TA-74 and BIA WR-Y parcel 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.

¹ Extracted from the DOE/EIS - 0293, Final Environmental Impact Statement for the Conveyance and Transfer of Certain Land Tracts Administered by the U.S. Department of Energy and Located at Los Alamos National Laboratory, Los Alamos and Santa Fe Counties, New Mexico, October 1999, Chapter 19, Section 19.1.1, Land Use.

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. "Technical Area 74 at Los Alamos, New Mexico", U.S. Army Corps of Engineers Title Report, September 15, 1998.
7. "White Rock Y Site at Los Alamos, New Mexico", U.S. Army Corps of Engineers Title Report, September 15, 1998.
8. LANL Hazardous Waste Facility Permit, NM 0890010515-1, 11/8/89
9. "Environmental Surveillance at Los Alamos During 1999", Los Alamos National Laboratory, LA-13775-ENV, December 2000.
10. "Cross-Cut Guidance on Environmental Requirements for DOE Real Property Transfers", U.S. Department of Energy, DOE/EH-413/9712, October 1997
11. "Threatened and Endangered Species Habitat Management Plan," Los Alamos National Laboratory, August 1998.

12. "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.
13. LANL Draft Watershed Management Plan
14. LANL Environmental Restoration Project Baseline, WBS 1.4.2.6.01.02.24.JG.
15. "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

3.1 History and Current Use

Prior to LANL occupancy, there was little development in this remote area. Historical maps from the pre-LANL era (1924), aerial photographs of the area (1935), and historical accounts of life in the area show little development in the area until 1917 when the Los Alamos Ranch School for boys was established.

Even after LANL occupancy, the BIA TA-74 and BIA W-Y parcels had very little development and served instead to buffer Laboratory activities from the surrounding region.

3.2 Environmental Setting

Vegetation communities present within the BIA TA-74 tract are basically ponderosa pine forest; pinyon-juniper woodland; and open shrub, grassland, and wildflower areas. There are no roads in this remote area, and floodplains with the BIA TA-74 Tract are not well defined. Flora and fauna are characteristic of the region. Suitable habitat is present for the Mexico spotted owl and bald eagle.

The BIA WR-Y tract contains pinyon-juniper woodland and portions of the Pueblo Canyon stream channel and floodplain below its confluence with Bayo Canyon.

3.2.1 Stormwater Runoff Patterns

There are three established stream channels and flood plains within the BIA TA-74 and BIA WR-Y tracts. The BIA TA-74 tract spans portions of the stream channels and flood plains of both Bayo and Barrancas Canyons, and the BIA WR-Y tract includes a portion of the stream channel and flood plain of Pueblo Canyon. Bayo Canyon has natural

ephemeral streams in the vicinity of the tract. Pueblo Canyon receives treated sanitary effluent from the County's Bayo Wastewater Treatment Plant, and this effluent-supported reach extends to the confluence with Los Alamos Canyon. There is one known intermittent spring, Hamilton Bend Spring, adjacent to the BIA TA-74 Tract.. The U.S. Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) and LANL have identified wetlands in stretches of Pueblo Canyon. Assessment of these wetlands is included in Appendix D of the CT EIS (DOE/EIS-0293).

3.2.2 Hazardous Materials and Waste Management

Not applicable. Hazardous wastes have not been historically nor are they currently managed by LANL at the BIA TA-74 or BIA WR-Y sites.

3.2.3 CERCLA-Related Contamination

There are three PRSs (Bayo, Barrancas, and Pueblo Canyons) located, in part, on the BIA TA-74 and BIA WR-Y tracts. Results of investigations conducted by LANL's Environmental Restoration Project indicate that the levels of contamination in Pueblo Canyon sediments do not present a significant human health risk under the conditions of present day land use, including trail users and resource users (Appendix C).

3.2.4 Storage Tanks and Pipelines

Not applicable. There is no historical record, employee recollection, or visible indication that there are or were underground storage tanks or pipelines in service on this property.

3.2.5 Wastewater Treatment and Disposal

Los Alamos County operates a sanitary wastewater treatment plant in Bayo Canyon, upstream of the Pueblo Canyon channel that crosses the BIA WR-Y parcel. The volume of effluent discharged from this treatment plant can be up to a million gallons per day, and this discharge has created a small (<5.0 acre) wetland area within the stream channel of Pueblo Canyon.

3.2.6 Lead in Drinking Water

A water supply well (Otowi Well #1) is located adjacent to the BIA TA-74 parcel. Los Alamos County currently leases this water supply well from DOE. There is no known lead contamination in this drinking water.

There are also several LANL environmental monitoring wells located adjacent to this parcel. None of these monitoring wells have indicated lead contamination.

3.2.7 Oil Water Separator

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

3.2.8 Asbestos

Not applicable. There are no structures on either the BIA TA-74 or BIA WR-Y parcel.

3.2.9 Air

Air quality is high. Neither hazardous nor radioactive air pollutant sources exist at either the BIA TA-74 or BIA WR-Y tracts. Vehicles passing near the southern edge of these parcels on State Road 502 emit small amounts of hydrocarbon-generated ozone and carbon dioxide; but no criteria pollutants are emitted from anywhere else on this large tract of land.

The BIA TA-74 and BIA WR-Y parcels are part of New Mexico Region 3, an attainment area that meets National Ambient Air Quality Standards (NAAQS) for criteria pollutants. Analyses performed for the LANL SWEIS estimate that concentrations of chemical air pollutants will not exceed health-based standards for any point beyond the LANL boundary (DOE 1999c, Chapter 5), and no adverse human health effects are expected.

3.2.10 Lead-Based Paint Surveys and Other Sources of Lead

Not applicable. There are no known sources of lead at either the BIA TA-74 or BIA WR-Y parcels.

3.2.11 PCBs

Not applicable. LANL's PCB database shows that no PBC-containing equipment was used, stored or disposed on the BIA TA-74 or BIA WR-Y parcels.

3.2.12 Pesticides

Not applicable. There are no records of pesticides being used or stored on the BIA TA-74 or BIA WR-Y parcels.

3.2.13 Medical Wastes

Not applicable. There are no records of medical wastes being generated or disposed on the BIA TA-74 or BIA WR-Y parcels.

3.2.14 Ordnance

There are no records of ordnance being used, stored, or disposed on the BIA TA-74 or BIA WR-Y parcels. However, TA-10, a former firing site, was located in the middle portion of Bayo Canyon immediately upstream from the BIA TA-74 parcel. Activities at

former TA-10 included test of conventional high explosive and depleted and natural uranium assemblies. In 1994, an interim action including a shrapnel density distribution investigation and removal was performed at former TA-10. Over 19,000 pieces of shrapnel were removed from an area that extended into the western portion of the BIA TA-74 parcel. It is recognized that not all pieces of shrapnel were located and removed due to technical and physical constraints. The data collected during this clean-up were used to perform a human health risk assessment. The results of this risk assessment indicated that the remaining shrapnel did not pose an unacceptable human health risk (see Appendix C).

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

An Area of Ecological Interest for the Mexican Spotted Owl may be affected by the proposed action (property transfer). The DOE and the UC consulted with the US Fish and Wildlife Service to assess those affects. The DOE and the FWS agreed that the Spotted Owl was not likely to be adversely affected by the proposed action and therefore, under Section 7 of the Endangered Species Act, no further action was required (i.e., no formal consultation was necessary). In addition, these resources would be afforded the same level of protection under the Department of Interior as they are under the DOE, and no further action is required.

There are no historic structures located on either the BIA TA-74 or BIA WR-Y parcels. There are numerous prehistoric sites present, and traditional cultural properties may also be present on these parcels. However, these resources would be afforded the same level of protection under the Department of Interior as they are under the DOE, and no further action is required.

3.4 Identification of Uncontaminated Properties

Neither BIA TA-74 nor BIA WR-Y 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 the southern portion of TA-74, the southern portion of the White Rock Y tract, Los Alamos County lands to the west, U.S. Forest Service Lands to the north, and San Ildefonso lands to the east. The Environmental Site Assessment (Appendix B) reviewed the appropriate ASTM records out to a distance of 2 or 3 miles as appropriate to identify if hazardous sites or serious local environmental problems may exist on or immediately adjacent to the facility. None were found.

4.1 History and Current Use

The adjacent properties are mostly undeveloped land. The lands occupied by Los Alamos County to the west are part of the townsite, but are mostly housing developments on mesa tops. The closest industrial activity would be the Los Alamos Airport, and this would not be expected to result in environmental problems for either the BIA TA-74 or BIA WR-Y parcels. The remaining surrounding lands are undeveloped.

4.2 Environmental Setting

The adjacent lands consist mostly of undeveloped property or housing developments on mesa tops to the west. The undeveloped lands contain native plant and animal communities, and represent natural resources currently used by members of the San Ildefonso Pueblo.

4.3 Adjacent Properties with No Known or Suspected Releases

The U.S. Forest Service lands to the north and the San Ildefonso lands to the east are not known to contain any potential sources of contamination.

4.4 Adjacent Properties with Known or Suspected Releases

As previously mentioned, three canyon systems, with known or suspected contaminants, are part of the adjacent properties. All three canyon stream channels and floodplains (Bayo, Barrancas, and Pueblo Canyons) are defined as Areas of Concern and are PRSs by definition. Results of investigations conducted by LANL's Environmental Restoration Project indicate that the levels of contamination in Pueblo Canyon sediments do not present a significant human health risk under the conditions of present day land use, including trail users and resource users (Appendix C).

5.0 Conclusions and Recommended Courses of Action

DOE 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. However, covenant deferrals will be necessary to allow future Environmental Restoration Program investigations and possible clean-ups of potential release sites (i.e., the canyon bottoms and floodplains) associated with these properties.

5.1 Facility Matrix

Not applicable. There are no structures on these tracts.

5.2 Property Categorization

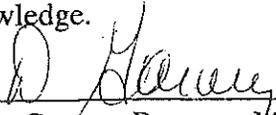
Not applicable. All lands at BIA TA-74 and BIA WR-Y are categorized the same.

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 Site-Wide Issues Program Office. The information contained in this document is accurate to the best of our knowledge.



Doris Garvey, Program Manager

White Rock "Y" Parcel – San Ildefonso Tract

Location: Portion Pueblo Canyon

Description: The White Rock "Y" Parcel – San Ildefonso Tract (the "Parcel") incorporates portions of the alignments and intersections of State Route 502 and State Route 4. The Parcel is approximately 26 acres and includes the state-owned, grade-separated intersection and surrounding land known as the "White Rock Y." This Parcel is undeveloped except for the major transportation routes connecting Los Alamos with northern New Mexico.

History: Although the Parcel contains no solid waste management units (SWMUs) within its boundaries, the Parcel includes a portion of the stream channel and flood plain of Pueblo Canyon. Pueblo Canyon is known to have received contaminants from multiple potential release sites (PRSs) within this watershed located upstream from this Parcel. The most significant contaminant source was former Technical Area (TA) 45, where radioactive effluent was discharged between 1944 and 1964 into Acid Canyon, a small tributary to Pueblo Canyon located approximately 6 miles upstream from the southwestern boundary of the Parcel. Other PRSs that may have contributed contaminants to Pueblo Canyon are located in TAs 0, 31, and 73. Contaminants may also have originated from residential and commercial areas in the Los Alamos townsite. The most significant chemical of potential concern (COPC) with regard to potential human health risk in the sediments of Pueblo Canyon is plutonium-239,240. Plutonium-239,240 and other COPCs have been distributed by floods along the full length of Pueblo Canyon downstream from Acid Canyon. Other COPCs identified in the sediments of Pueblo Canyon include 5 radionuclides, 8 inorganic chemicals, and 29 organic chemicals (see Table 1 and Figure 1.1-1 attached). Plutonium-239,240 in Reach P-1 (approximately 6 miles upstream of the southwestern boundary of the Parcel) is measured at concentrations up to 7000 times the levels associated with fallout from worldwide nuclear tests. All other COPCs are found at much lower concentrations relative to background concentrations or detection limits.

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

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

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

Not applicable.

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

Not applicable.

Current Regulatory Status: The Parcel contains no SWMUs within its boundaries. However, the Parcel spans a portion of Pueblo Canyon that has been adversely impacted by contaminants transported downstream from PRSs within the Pueblo Canyon watershed. The Pueblo Canyon watershed is defined as an Area of Concern (AOC), which is a PRS by definition. Pueblo Canyon is not currently on the Hazardous and Solid Waste Amendments (HSWA) module of LANL's Resource Conservation and Recovery Act permit; therefore, it is regulated under DOE's authority.

Based on the evaluations performed and presented in the *Evaluation of Sediments in Pueblo Canyon* (see reference below), the levels of contamination in Pueblo Canyon sediments do not present an unacceptable human health risk under the conditions of present-day land use, including scenarios for trail users, resource users, and construction workers. In addition, because concentrations of contaminants in sediments carried by floods are not increasing over time and present levels of contamination have not been shown to either cause an unacceptable risk in downstream areas or exceed regulatory standards, no immediate remedial action is required in the context of future remobilization of contaminated sediments.

At this time, the Department of Energy cannot certify that this Parcel meets the Comprehensive Environmental Response, Compensation and Liability Act Section 120(h) requirement that all necessary remedial action has been taken prior to transfer.

Future Actions Required: The Environmental Restoration Project intends to complete all sediment, surface water and alluvial groundwater investigations in Los Alamos and Pueblo Canyons and begin the preparation of a surface aggregate report detailing these investigations in fiscal year 2002.

References:

"Evaluation of Sediment Contamination in the Pueblo Canyon: Reaches P-1, P-2, P-3, and P-4," Environmental Restoration Project, December 1998, LA-UR-98-3324.

"Work Plan for Operable Unit 1049, Los Alamos Canyon and Pueblo Canyon," Environmental Restoration Project, November 1995, LA-UR-95-2053.

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

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Cesium-137	0.90	1.53	P-1
Plutonium-238	0.006	2.078	P-1
Plutonium-239,240	0.068	502.01	P-1
Strontium-90	1.03	1.4	P-1
Tritium	0.093	1.21	P-1
Inorganic Chemicals (mg/kg)			
Antimony	0.83	[4.9]	[P-1 and P-4]
Cadmium	0.4	0.92	P-1
Copper	11.2	31.5	P-2
Lead	19.7	77.3	P-1
Mercury	0.1	0.65	P-1
Selenium	0.3	0.98 [1.1]	P-2 [P-1]
Silver	1.0	1.7	P-1
Zinc	60.2	113	P-1
Organic Chemicals (mg/kg)			
Aroclor-1254	0.033	0.238	P-1
Aroclor-1260	0.033	0.117	P-1
Aldrin	0.033	0.00211	P-1
δ-BHC	0.033	0.00197 [0.0023]	P-1 [P-3W]
α-Chlordane	0.0165	0.00497	P-1
γ-Chlordane	0.0165	0.00211 [0.0023]	Acid Cyn [P-3]
4,4'-DDT	0.033	0.00599	Acid Cyn
Acenaphthene	0.33	0.219 [0.344]	P-4 [P-4]
Acenaphthylene	0.33	0.44	P-1
Anthracene	0.33	0.369	P-4
Benz(a)anthracene	0.33	1.0	P-1
Benzo(a)pyrene	0.33	1.7	P-1
Benzo(b)fluoranthene	0.33	2.5	P-1
Benzo(g,h,i)perylene	0.33	0.86	P-1
Benzo(k)fluoranthene	0.33	0.95	P-1
Benzoic acid	0.33	0.75 [3.3]	Acid Cyn [P-1]
Bis(2-ethylhexyl)phthalate	0.33	2.8	P-1
Carbazole	0.33	0.18 [0.34]	P-1 [P-1]
Chrysene	0.33	1.2	P-1
Di-n-octylphthalate	0.33	0.094 [0.66]	P-4 [P-1]
Dibenz(a,h)anthracene	0.33	0.28 [0.66]	P-1
Dibenzofuran	0.33	0.18 [0.344]	P-4 [P-4]
Fluoranthene	0.33	1.9	P-1
Fluorene	0.33	0.294 [0.344]	P-4 [P-4]
Indeno(1,2,3-cd)pyrene	0.33	0.88	P-1
2-Methylnaphthalene	0.33	0.167 [0.66]	P-4 [P-1]
Naphthalene	0.33	0.374	P-4
Phenanthrene	0.33	1.505	P-4
Pyrene	0.33	2.2	P-1

a. Values in brackets indicate that the maximum result is reported as a nondetect.
b. PCWWTP = Pueblo Canyon Wastewater Treatment Plant
c. nps = nonpoint sources

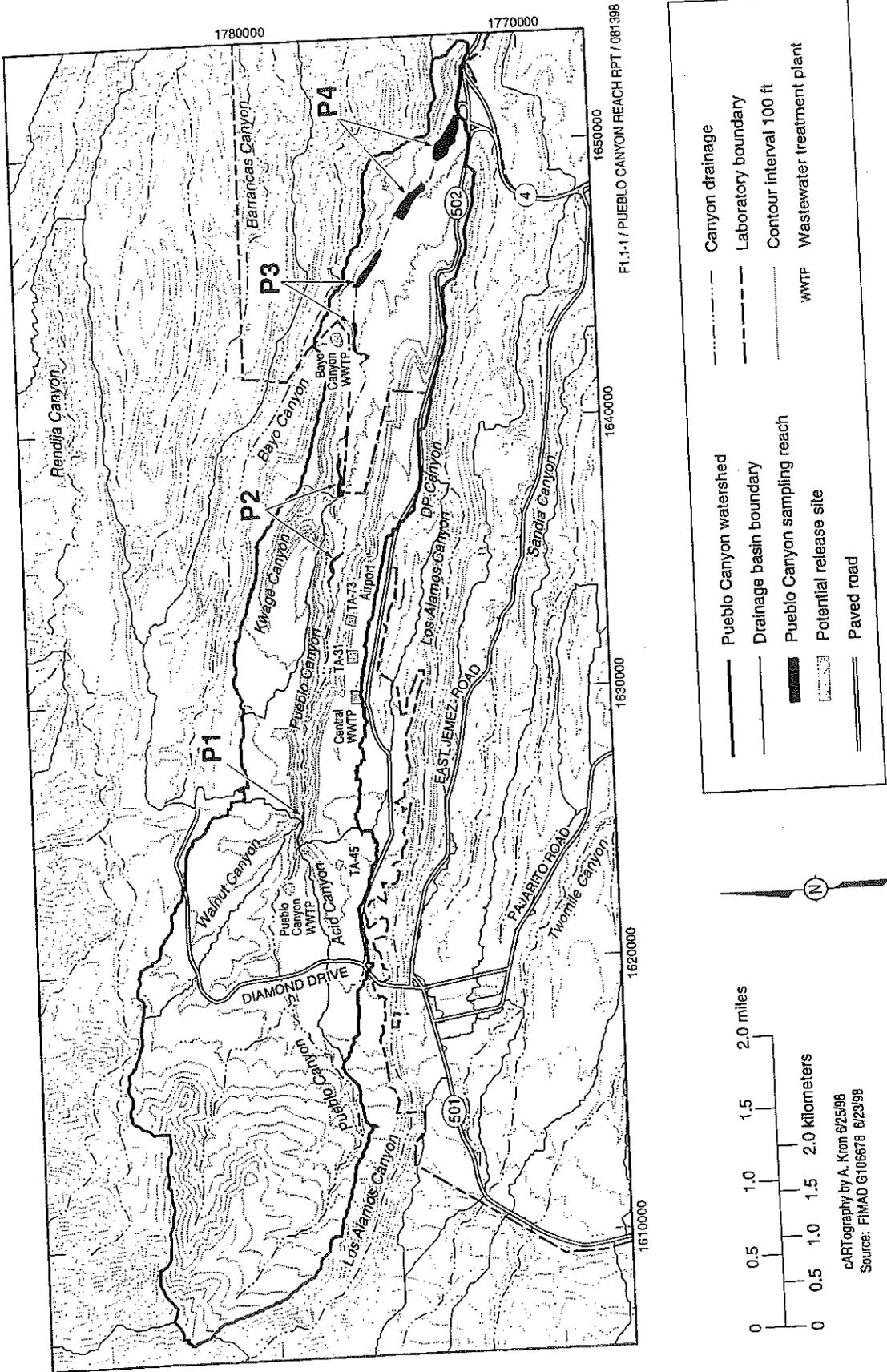


Figure 1.1-1. Pueblo Canyon watershed.

Technical Area 74 Parcel – San Ildefonso Tract

Location: Portions of Bayo, Barrancas and Pueblo Canyons

Description: The Technical Area (TA) 74 Parcel – San Ildefonso Tract (the "Parcel") is located north-northeast of the Los Alamos townsite and spans portions of the Bayo and Barrancas Canyon watersheds. This Parcel covers approximately 2,063 acres and includes a small portion (3.4 acres) of a mesa top overlooking Pueblo Canyon that contains a culturally significant area known as "Little Otowi."

The United States Forest Service administers the land to the north of the Parcel and the United States Department of Interior holds the land to the east in trust for the Pueblo of San Ildefonso. The western and southern boundaries of the Parcel are demarcated by the northern margin of the Pueblo Canyon floodplain, the Los Alamos townsite and TA 73 (Los Alamos Airport).

History: Although the Parcel contains no solid waste management units (SWMUs) within its boundaries, the Parcel spans portions of the stream channels and flood plains of both Bayo and Barrancas Canyons. The stream channels and flood plains of these canyons may have been adversely impacted by contaminants carried downstream within surface water or sediments from former Los Alamos National Laboratory (LANL) operations at Technical Areas 10 and 0. In 2001, the Environmental Restoration (ER) Project prepared a work plan for investigating the surface water, sediments and alluvial water (where present) in these canyons. This work plan, the North Canyons Work Plan, is scheduled for implementation in fiscal year (FY) 2004. Therefore, the data available upon which this report is based is limited.

TA 10, a former firing site, was located in the middle portion of Bayo Canyon immediately upstream from the Parcel. Activities at former TA 10 included the testing of conventional high explosive and depleted and natural uranium assemblies. In 1994, an interim action (IA) including a shrapnel density distribution investigation and removal was performed at former TA 10. Over 19,000 pieces of shrapnel were removed from an area that extended into the western portion of the Parcel (see Figure 2.3-1). However, it is recognized that not all pieces of shrapnel were located and removed due to technical and physical constraints. The data collected during this IA was used to perform a human health risk assessment. The results of this risk assessment indicated that the remaining shrapnel did not pose an unacceptable human health risk.

In addition, a portion of the southern boundary was defined in the property survey for this potential transfer as the northern margin of the Pueblo Canyon watershed floodplain. Because this floodplain is not static, it is possible that contaminated sediments in Pueblo Canyon could eventually become situated within the Parcel's southern boundary.

Pueblo Canyon is known to have received contaminants from multiple potential release sites (PRSs) within the watershed located upstream from this Parcel. The most significant contaminant source was former TA 45, where radioactive effluent was discharged between 1944 and 1964 into Acid Canyon, a small tributary to Pueblo Canyon located approximately 6 miles upstream of the southwestern boundary of the Parcel. Other PRSs that may have contributed contaminants to Pueblo Canyon are located in TAs 0, 31, and 73. Contaminants may also have originated from residential and commercial areas in the Los Alamos townsite. The most significant chemical of potential concern (COPC) with regard to potential human health risk identified in the sediments of Pueblo Canyon is plutonium-239,240. Plutonium-239,240 and other COPCs have been distributed by floods along the full length of Pueblo Canyon downstream from Acid Canyon. Other COPCs identified in the sediments of Pueblo Canyon include 5 radionuclides, 8 inorganic chemicals, and 29 organic chemicals (see Table 1 and Figure 1.1-1 attached). Plutonium-239,240 in Reach P-1 (approximately 6 miles upstream of the southwestern boundary of the Parcel) is measured at concentrations up to 7000 times the levels associated with fallout from worldwide nuclear tests. All other COPCs are found at much lower concentrations relative to background concentrations or detection limits.

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

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

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

Not applicable.

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

Not applicable.

Current Regulatory Status: The Parcel contains no SWMUs within its boundaries. However, the Parcel spans two watersheds (Bayo and Barrancas Canyons) and borders another (Pueblo Canyon). It is currently not known whether the Parcel has been adversely impacted by contaminants transported downstream from PRSs within the Bayo and Barrancas Canyon watersheds. The Parcel has the potential to be impacted by known contaminants in Pueblo Canyon should the floodplain encroach upon the Parcel's southern property boundary. All three watersheds are defined as Areas of Concern (AOCs) and are PRSs by definition. None of these PRSs are currently on the Hazardous and Solid Waste Amendments (HSWA) module of LANL's Resource Conservation and Recovery Act permit; therefore, they are regulated under DOE's authority.

Based on the human health risk assessment performed following the IA investigation and removal of shrapnel in the vicinity of former TA 10, the shrapnel remaining in the area does not pose an unacceptable human health risk. However, the evaluations performed did not include an ecological risk assessment. Therefore, it is not certain whether further remedial actions might be necessary based on the evaluation of ecological risk.

Based on the evaluations performed and presented in the *Evaluation of Sediments in Pueblo Canyon* (see reference below), the levels of contamination in the sediments do not present an unacceptable human health risk under the conditions of present-day land use, including scenarios for trail users, resource users, and construction workers. In addition, because concentrations of contaminants in sediments carried by floods are not increasing over time, and present levels of contamination have not been shown to either cause an unacceptable risk in downstream areas or exceed regulatory standards, no immediate remedial action is required in the context of future remobilization of contaminated sediments.

At this time, the Department of Energy cannot certify that this Parcel meets the Comprehensive Environmental Response, Compensation and Liability Act Section 120(h) requirement that all necessary remedial action has been taken prior to transfer.

Future Actions Required: The ER Project is scheduled to implement the North Canyons work plan for investigating the surface water, sediments and alluvial water (where present) in Bayo, Barrancas, Guaje and Rendija canyons in FY04. It is not known if additional remedial actions will be required as a result of this investigation.

An ecological risk assessment of the threat posed by remaining shrapnel in the vicinity of former TA 10 should be performed.

References:

"*Work Plan for the North Canyons*," Environmental Restoration Project, September 2001, LA-UR-01-1316.

"*Evaluation of Sediment Contamination in the Pueblo Canyon: Reaches P-1, P-2, P-3, and P-4*," Environmental Restoration Project, December 1998, LA-UR-98-3324.

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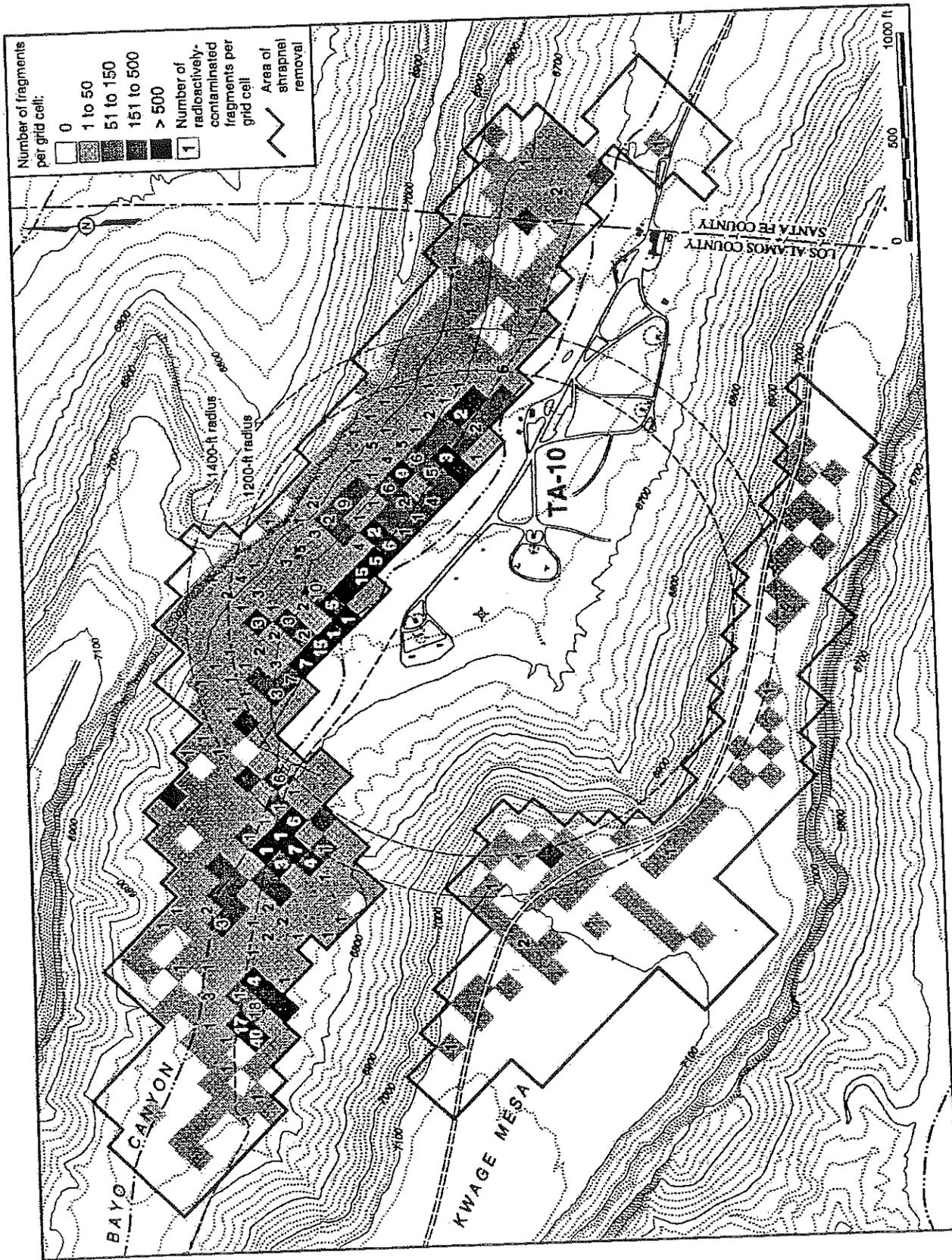
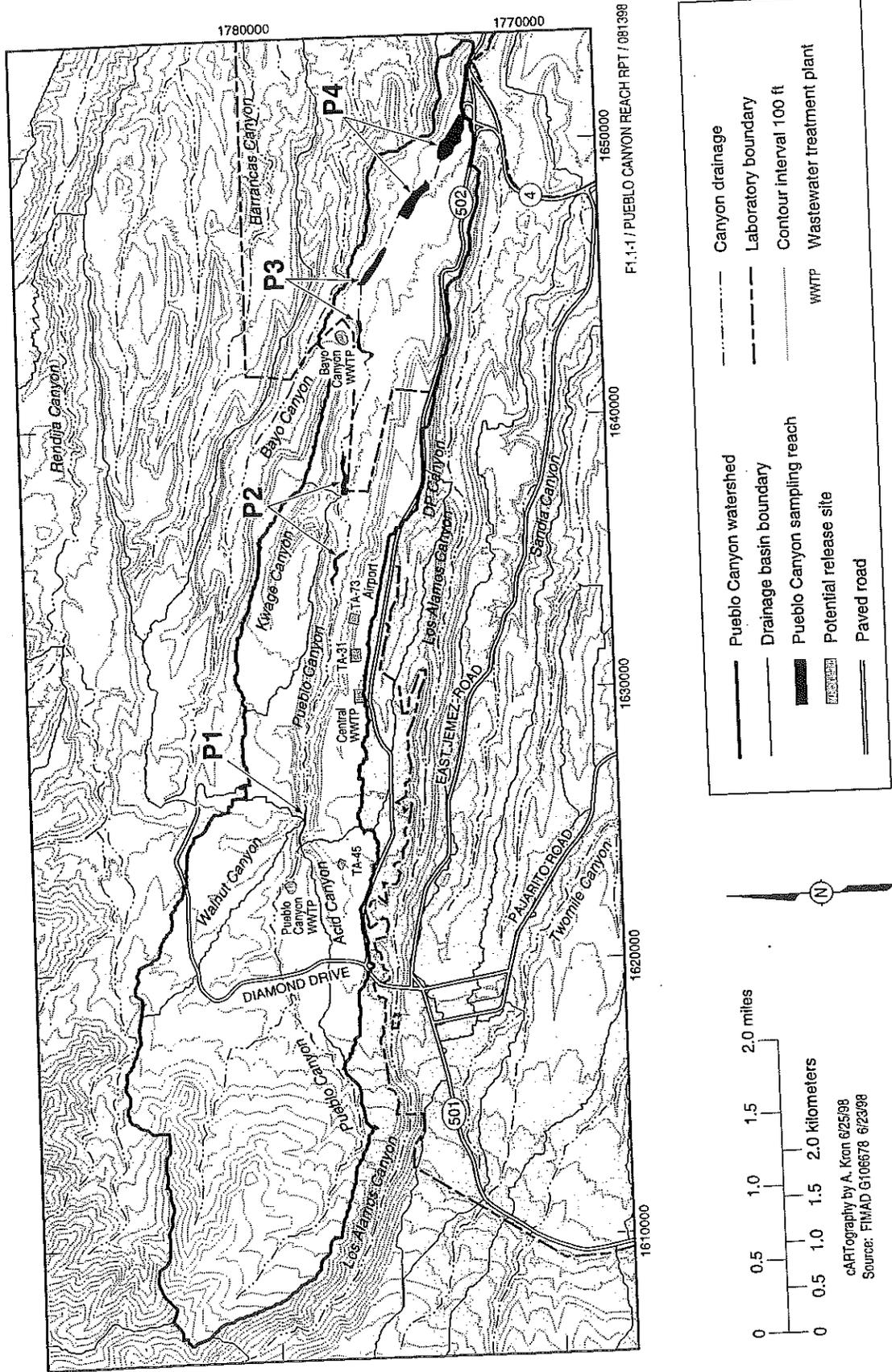


Figure 2.3-1. Area of shrapnel removal in middle Bayo Canyon



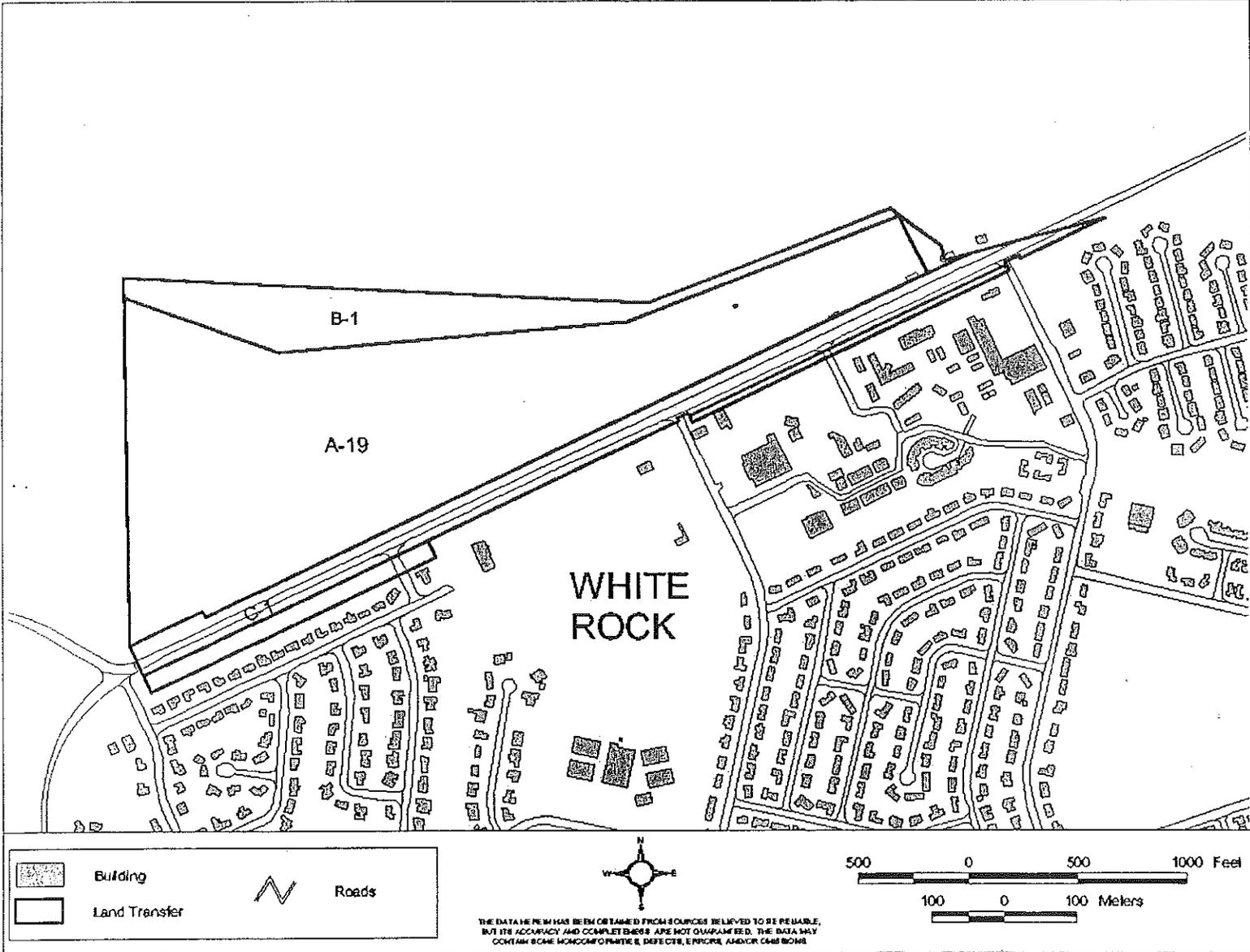
F1.1-17 PUEBLO CANYON REACH RPT / 081398

Figure 1.1-1. Pueblo Canyon watershed.

Appendix D

Site Map

WHITE ROCK TRACTS



WHITE ROCK TRACT (C-1)

