

**Los Alamos Retirement Community Inc.
1011 Sombrillo Court
Los Alamos NM 87544**



September 22, 2000

John Young
Program Manager, Corrective Actions at LANL
Hazardous Waste Bureau
2044 Galisteo, Building A
New Mexico Environmental Department
Santa Fe, NM 87505

Dear Mr. Young

The Los Alamos Retirement Community (LARC), a not for profit community based organization, is developing an assisted living project on land to be leased from Los Alamos County adjacent to the site of our current Sombrillo Nursing and Rehabilitation Center at 1011 Sombrillo Court in Los Alamos. The site comprises 2.00 acres more or less and occupies what is commonly called the "west tract" of land that formerly served as a waste treatment plant.

The Environmental Restoration Project at Los Alamos National Laboratory has recently completed a clean-up of the site which included collection and analysis of soil samples from the area. Their official designation of the site is: Central Waste-water Treatment Plant, Potential Release Site, 0-0129. You should note that our proposed use of the land in question relates only to that portion on top of the mesa and does not involve out fall or canyon portions of the 0-0129 Site. We are informed that data and analytical results of the sampling activities have been submitted to your office for review.

LARC has gained the cooperation and support of Los Alamos County Government furthering our project in several ways: an inducement resolution addressing the issuance of Industrial Revenue Bonds; a tentative agreement related to leasing the site; and Planning and Zoning Commission approval of a site plan. We have also completed a detailed market feasibility study and financial proforma for a 60 unit assisted living facility that predicts a strong market in Los Alamos and adjacent areas. The response of the community to the project is enthusiastic and, judging from the number of people wishing to sign up prior to construction, the need is great. Final approval of financing of the project depends on a statement from your office that the mesa-top site is free of harmful levels of contaminants.



7508

01/10/10
LANL
MCA
A

TU

We request that the NMED move as quickly as possible in reviewing the information now available to you; our goal being an indication from you that there are no objections to our proceeding with construction of the assisted living facility. Our urgency is driven by trying to hit a favorable interest rate window and the hope of starting construction this fall.

We appreciate your early attention to our request Thank you.

Sincerely,

Ann K. Wadstrom MD

Ann Wadstrom MD, President
Los Alamos Retirement Community

Concurrence:

Lawry Mann

Lawry Mann, Chair
Los Alamos County Council

*contact person:
Dr. L.M. Holland
672-9788*