

The Land Conveyance and Transfer Project

Los Alamos Field Office Project Manager: Vicki D. Loucks

Los Alamos National Security, LLC Program Manager: Jennifer E. Payne

Los Alamos National Security, LLC Project Manager/Point of Contact: Daniel S. Pava

Executive Summary

In fiscal year (FY) 2017, Los Alamos National Security, LLC (LANS) Land Conveyance and Transfer (LC&T) program supported the Department of Energy (DOE), National Nuclear Security Administration (NNSA) in achieving the following accomplishments:

- Conveyed Tract C-3 (Front Hill Road) to Los Alamos County in December 2016;
- Completed installation of erosion controls along a trail in Tract A-14-c in Rendija Canyon;
- Drafted environmental baseline survey reports for Tracts A-18-2 (Technical Area 74, Pueblo Canyon), A-16-b, and A-16-d (Technical Area 21);
- Gained approval from the DOE for revised authorized limits for real property releases;
- Re-evaluated the residential land use scenario for Tract A-16-a at the request of the Los Alamos County Administrator with DOE concurrence, and revised the dose assessment consistent with DOE Order 458.1 *Radiation Protection of the Public and the Environment*;
- Prepared sampling and analysis plans, dose assessments, and completed confirmatory and independent verification sampling of several tracts in accordance with DOE Order 458.1; and
- Continued landlord responsibilities and activities for the remaining tracts in and near Technical Area 21 in preparation for conveyance to Los Alamos County.

Background

The DOE, NNSA Los Alamos Field Office (NA-LA) manages the LC&T project and LANS personnel provide technical and project management support. The LC&T project was authorized by Public Law 105-119 in November 1997. The 10 original tracts located at Los Alamos National Laboratory, identified for conveyance or transfer in an Environmental Impact Statement (DOE/EIS 0293), have been subdivided into 32 tracts to date. Fifteen tracts have been conveyed to Los Alamos County, three tracts have been conveyed to the Los Alamos County School District, and three tracts have been transferred to the Bureau of Indian Affairs to be held in trust for the Pueblo de San Ildefonso (Figure 1). Additional tracts, which may be further subdivided, will be conveyed or transferred by September 2022, in accordance with Public Law 105-119.

The Laboratory's Operations and Infrastructure Program Office (Infrastructure Projects Office) funds the LC&T project and LANS LC&T program. Project managers reside in the

Associate Directorate for Environment, Safety, and Health in the Environmental Protection and Compliance Division's Environmental Stewardship Group.

The LANS LC&T program continues to work with the NA-LA and the Associate Directorate for Environment Management to prepare a coordinated schedule for the outstanding compliance activities and requirements associated with conveyance of the remaining tracts to Los Alamos County.

FY 2017 Deliverables and Milestones

This section provides a summary of deliverables and milestones *not otherwise* noted elsewhere in the annual report.

Dose Assessments and As Low As Reasonably Achievable (ALARA)

- Revised authorized limits for real property conveyance were approved by DOE in February 2017. The new authorized limits address DOE's direction to LANS to use an alternate dosimetric method, and a change in the approval pathway for authorized limits subsequent to the promulgation of DOE Order 458.1.
- During FY 2017, dose assessments, ALARA reports, and sampling were conducted for Tracts A-16b, c, d, and e. Independent verification confirmatory radiation sampling was conducted for Tracts A-16-c and A-16-d and started for A-16-e. Additional sampling was conducted at the outfall location in Tract A-16-d to clarify previous results.
- DOE Order 458.1 requires a rigorous sampling strategy (Multi-Agency Radiation Survey and Site Investigation Manual) to assess residual radioactivity and the application of the ALARA concept. This sampling had been done by a subcontractor through a contract with ADEM, but is now being conducted by LANS EPC-ES staff. During FY 2017, this made it easier to coordinate and perform radiological sampling in a timely manner. The DOE Order also calls for independent verification of the residual radioactivity results by DOE. These activities have been included in the project schedule for FY 2018 and beyond.

Environmental Baseline Survey Reports

The DOE Tsay/Adelante contract remained in place during FY 2017. Environmental Baseline Survey Reports (EBSRs) for Tracts A-18-2, A-16-b, and A-16-d were drafted in FY 2017.

Management Observation and Verifications

The LC&T program conducted a number of management observation and verifications in FY 2017, including visits to Rendija Canyon Tract A-14-c, and at Technical Area 21. In particular, the project arranged a site visit for Los Alamos County staff to Tract A-16-a on August 31, 2017, that stimulated interest in resolution of deed language as applies to Material Disposal Area V. Regular meetings were also held with the DOE Los Alamos Field Office and with project staff throughout the year.

Communication

Throughout FY 2017, the LC&T program continued to work with the Field Office and DOE Environmental Management representatives to update and track project milestones on the schedule for the conveyance of the remaining tracts. The schedule is tracked and updated weekly and revised accordingly to reflect the latest changes, challenges, and progress. A sample weekly worksheet is attached as Appendix A.

Remaining Tract Status (Table 1)

- A-5-2 and A-5-3 (Airport South): Work needed to convey these two tracts includes finalizing Environmental Baseline Survey Reports, completion of real property releases, and deeds. Conveyance is expected during FY 2018.
- A-14-A, -C and -D (Rendija Canyon): DOE will retain Tract A-14-B, the 4-acre Poor Man's Shooting Range. The memorandum of agreement (MOA) between DOE, Los Alamos County, the Pueblo de San Ildefonso, and Santa Clara Pueblo for Tracts A-14-C and -D will be in effect when the property conveys to Los Alamos County. DOE will retain the archery range and the Sportsman's Club (Figure 1). A real property release, a final EBSR, and a deed will be completed prior to conveyance of tract A-14-A to Los Alamos County. Negotiations between DOE and Los Alamos County regarding deed restriction requirements continued throughout FY 2017.
- A-16-a (TA-21): A January 2012 Amended Record of Decision allows for the conveyance of this tract. In 2015, LC&T staff with Field Office concurrence created sub-parcels A-16-b, A-16-c, A-16-d, and A-16-e to better reflect schedule priorities. Independent verification sampling occurred during FY 2017 and some sampling remains to be done in early FY 2018.
- A-18-2 (Bayo Canyon): Work continues on conveyance of Tract A-18-2 to Los Alamos County for recreational uses. Sampling for dose assessment surveys was completed. Independent verification was in progress at the end of FY 2017. An EBSR has been drafted and a land survey will be completed in FY 2018.
- C-2, C-3, and C-4: The EBSRs for Tracts C-2, C-3, and C-4 were updated and submitted to the Field Office and Los Alamos County on April 15, 2016. The schedule for conveyance of Tracts C-2 and C-4 to Los Alamos County has been impacted by the design of several DOE special environmental projects in the vicinity.
- A-15-2 (DP Road): Confirmatory sampling and analysis, a dose assessment and ALARA report, and the real property release remain to be done. A final EBSR, a survey, and a deed will be completed prior to conveyance of the tract to Los Alamos County.

Upcoming FY 2018 Events and Challenges

- Convey Tracts A-5-2, A-5-3, and A-16-a in FY 2018 pending completion of deeds for these parcels. Deed restriction issues with Los Alamos County for Tract A-14 in Rendija Canyon must be resolved in order for these lands to be conveyed.
- Continue to coordinate between NNSA and DOE Environmental Management during the bridge contract period and beyond so that the LC&T program may stay on

schedule to meet the intent of Public Law 105-119. There are 11 more tracts remaining to be transferred to Los Alamos County. Seven of these tracts are in or near Technical Area 21, which is being remediated by DOE Environmental Management, and is subject to the bridge contract, related influencing factors, and project objectives.

- Reach concurrence with Los Alamos County on the path forward for conveyance of Tracts C-2 and C-4. These highway segments are within the project scope of roadway improvements that are part of the DOE/New Mexico Environment Department agreement on supplemental environmental projects.
- Resolve responsibility for and implement lead clean up (from demolished water tower) on Tract A-16-c at Technical Area 21. In 2016, LC&T project staff met with Associate Directorate for Environment Management and DOE Environmental Management staff to discuss the process of cleaning up lead contamination on Tract A-16-c. The clean-up effort is necessary so the tract can be conveyed to Los Alamos County.

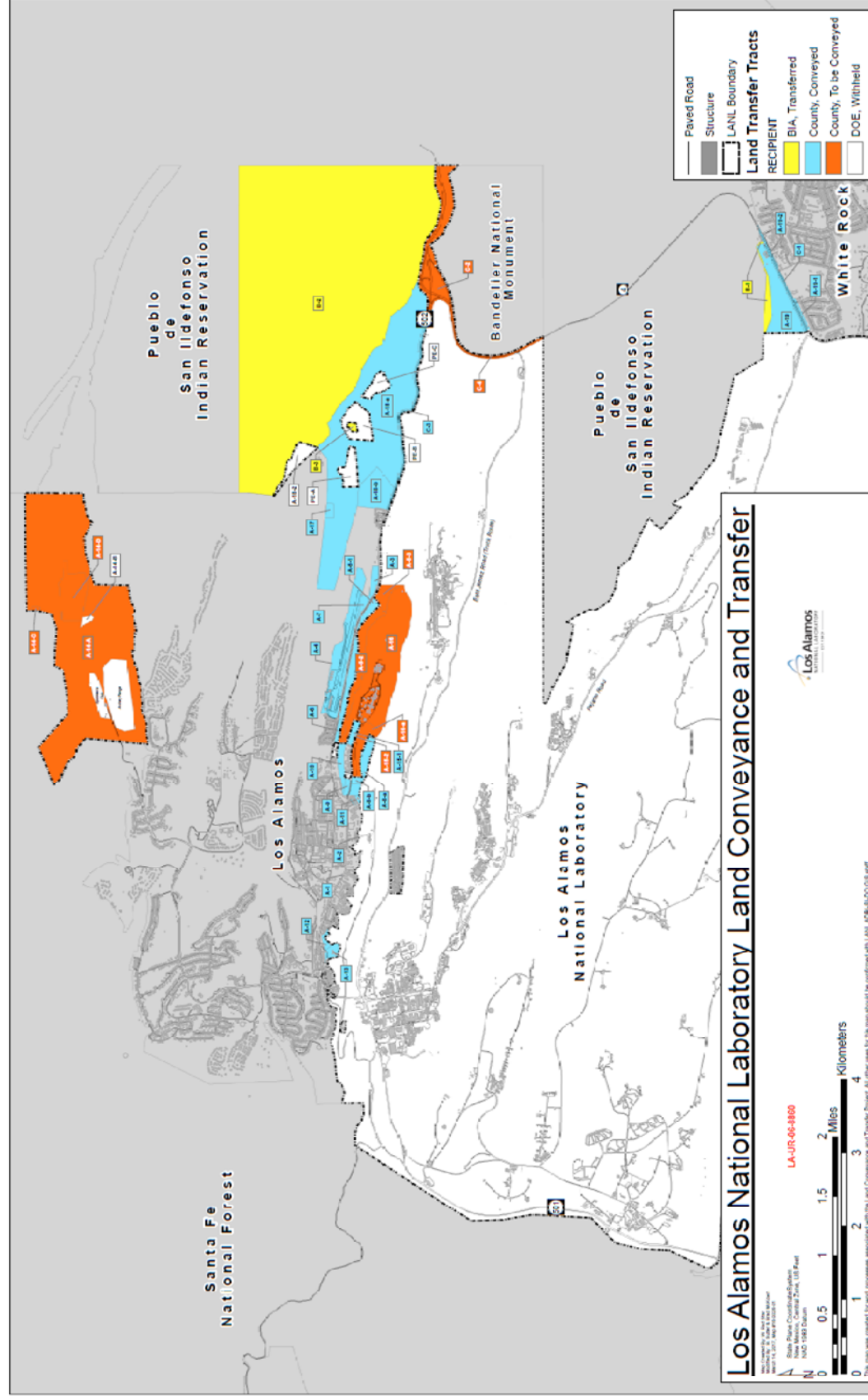


Figure 1. LC&T current project tract status

Table 1: Remaining LC&T Tract Status (Green indicates completed, Orange indicates FY 2016 completed work, Yellow indicates remaining work.)

Tracts	Tract No.	Site Preparation	EBSR	Boundary Survey	DOE Order 458.1 Sampling	Tentative or Actual Transfer Date	Archeological Fieldwork	Preservation Easements
Rendija Canyon Site	A-14-A	Fenced 2004; Asphalt 2006	Draft EBSR reviewed by the Field Office in FY 2012 - modified in FY 2014 and resubmitted in FY 2015. Revised and reformatted with new photos during FY 2016	Complete FY 2014	Complete FY 2012	TBD ¹ per deed restriction negotiations	Complete	N/A ²
Rendija Canyon Site	A-14-B	Cleaned up, fenced, and signed 2012		Complete FY 2014	Complete FY 2012	To be retained by DOE	N/A	N/A
Rendija Canyon Site	A-14-C	Access gate installed 2014		Complete FY 2014	Complete FY 2012	TBD per deed restriction negotiations	State Historic Preservation District	MOA
Rendija Canyon Site	A-14-D	Access gate installed 2014		Complete FY 2014	Complete FY 2012	TBD per deed restriction negotiations	State Historic Preservation District	MOA
DP Road	A-15-2	N/A	FY 2018	FY 2018	FY 2018	TBD	N/A	N/A
Technical Area 21	A-16-a,b,c,d,e	Fence around Material Disposal Area B to remain and be screened.	EBSR for A-16-a submitted to Field Office and Los Alamos County on 8/31/16. Dose assessment revised during FY 2017.	Complete FY 2013	Complete for Tract A-16-a and b. Independent verification for A-16-c,d and e was ongoing for other tracts in FY 2017	FY 2018 for Tract A-16-a; remaining tracts in out-years	N/A	N/A
Technical Area 74 Site	A-18-2	2003	Complete FY 2018	Complete FY 2018	Complete FY 2018	FY 2018	N/A	TBD
Airport-3 (South)	A-5-2	Fencing installed FY 2015	Draft completed and submitted to Field Office in FY 2015	Complete FY 2014	Complete FY 2014	FY 2018	N/A	N/A
Airport-3 (South)	A-5-3	Fencing installed FY 2015	Draft completed and submitted to Field Office in FY 2015	Complete FY 2014	Complete FY 2014	FY 2018	N/A	N/A
White Rock Y	C-2	N/A	Completed but not submitted to Field Office in FY 2016	Complete	Complete FY 2015	FY 2018	Restrictions will be included in the deed	N/A
New Mexico State Road 4 Y to Truck Route	C-4	N/A	Completed but not submitted to Field Office in FY 2016	Complete	Complete FY 2015	FY 2018	Restrictions will be included in the deed	N/A

¹ TBD = to be determined.² N/A = not applicable.

APPENDIX A – Sample Weekly Worksheet

LAND TRANSFER & CONVEYANCE: Weekly Worksheet

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DOE/LANL Land Conveyances and Transfers - Progress Over 20 Years

Before any transfer or conveyance actions, DOE owned approximately 45 square miles (28,800 acres) and most of this comprised Los Alamos National Laboratory. Since 1999, under Public Law 105-119, DOE/LANL has conveyed 4.8 square miles (3072 acres) of property to Los Alamos County and 6 acres to the Los Alamos School District. In addition, 3.2 square miles (2,048 acres) and has been transferred to the Bureau of Indian Affairs to be held in trust for the Pueblo de San Ildefonso.

These areas are no longer part of the LANL footprint, thus shrinking the size of the Laboratory. Several areas conveyed to Los Alamos County have subsequently been or are in the process of being developed. The remaining DOE/LANL land ownership is now about 40 square miles (25,600 acres). Land conveyances will continue under Public Law 105-119. Remaining tracts that may be conveyed by 2022 include: parts of TA-21 (up to 250 acres); Rendija Canyon (890 acres); a 24-acre tract in Bayo Canyon; the White Rock Wye and NM 4 between the wye and East Jemez Road (150 acres); in total about 2 square miles.

The most recent conveyances happened in January 2018 and included 30 acres along DP Road that is suitable for commercial and industrial uses, and tracts between East Road and DP and Los Alamos Canyons, that are mostly suitable for open space. The accompanying map attachment (LA-UR-06- 8860) shows the status of the Land Conveyance and Transfer Program.

Conveyance of the TA-21 tracts are subject to the remediation schedule set by DOE EM and N3B. Conveyance of Rendija Canyon for open space and recreational uses depends on resolving deed restrictions. The most likely lands to be conveyed this calendar year or next are those comprising the White Rock Wye and NM 4 between the wye and East Jemez Road; and the Bayo Canyon parcel.

Tracts conveyed over the past 15 years include lands now developed and being developed. The Smiths Marketplace is situated on part of former Tract A-11. One-Hundred Sixty homes are being built in White Rock on part of former Tract A-19, which also includes the fire station and Visitor Center. The former DOE Building site has been proposed for market rate apartments, and another tract near the DP Road/Trinity intersection for affordable housing apartments.

The Land Conveyance and Transfer Program is funded by the DOE and supported by the Laboratory's Environmental Stewardship Group. The process for conveying land involves over 30 steps that include environmental reviews, radiation dose sampling and assessments, and environmental records searches and reports. The DOE/NSA Field Office and the County Administrator meet regularly to address and resolve issues prior to preparing final boundary plats and deeds. In summary, the Land Conveyance and Transfer Program is meeting to intent of Congress to provide lands that enable community self-sufficiency through economic diversification, and providing lands for historic, cultural, and environmental preservation.

For further information please contact Dan Pava – dpava@lanl.gov 505-667-7360

