## 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.

December 2017 4

Fiscal Year 2017 Land Conveyance and Transfer Annual Report

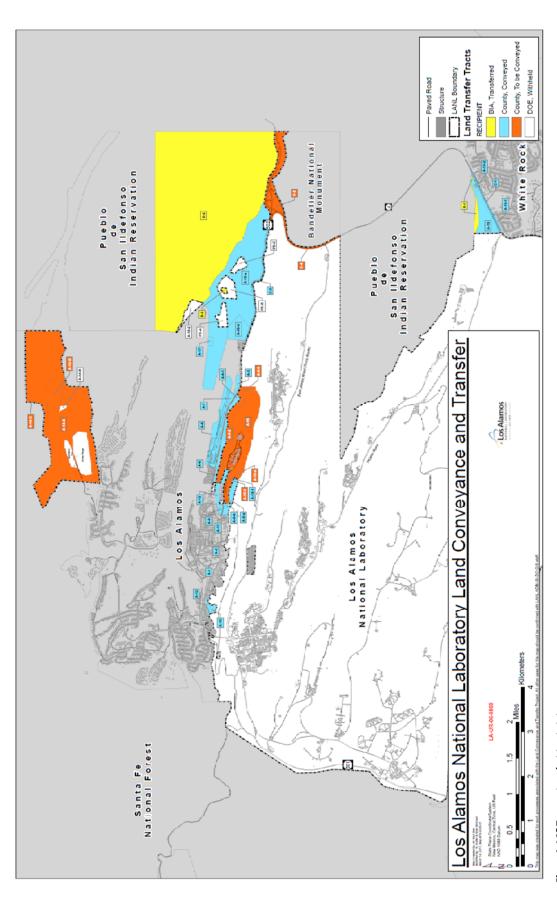


Figure 1. LC&T current project tract status

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	Complete FY 2014	Complete FY 2012	TBD¹ per deed restriction negotiations	Complete	N/A²
Rendija Canyon Site	A-14-B	Cleaned up, fenced, and signed 2012	atted 2016	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.	Fence around EBSR for A-16-a submitted to Field Complete FY 2013 Material Disposal Office and Los Alamos County on Area B to remain and 8/31/16. Dose assessment revised during FY 2017.	Complete FY 2013	Complete for Tract A-16-a and FY20 b. Independent verification for remain A-16-c,d and e was ongoing for years other tracts in FY 2017	18 for Tract A-16-a; ning tracts in out-	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

<sup>1</sup> TBD = to be determined.

9

 $<sup>2 \</sup>text{ N/A} = \text{not applicable.}$ 

LA-UR-17-31403

# APPENDIX A – Sample Weekly Worksheet

Colores   Colo	Column				2016				2017				2018.	18+	
A	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Action		DP Mesa	DP Mess	DP Mesa	OP Mesa	Rendja	County	County		DP Mesa	DP Mess		DP Mess
The color   The	Column			A-15a	A-5-2	A-5-3	A-16b	A-14	22	3	A-18-2	A-160	A-160	A-160	A-168
Married Marrid Married Married Married Married Married Married Marri	A		ACTOS	127	1	100	5.8	890	97.7	961	23.7	10	308	2.5	3.
Column   C	Column	Procure authorized for EV miss		1	1000	- Contract	moral money	elevano.	-	1	-	-	-		1
Column   C	Color   Colo	To the second desired	0	7	- 7	-			-	7			,	-	
Column   C	December   Color   C						7	,	7			21/7/2	-	-	-
Dec.	Color   Colo	A. Cather backmand information (DDA FIX review and project flex)		7	7	7	7		7	-	7	-	7	,	7
Dec.   1   1   1   1   1   1   1   1   1	Dec.   1	5.) Determine and agree upon proposed and use	8	7		,	7	7	7		-	,	2	-	-
Dec.   1   1   1   1   1   1   1   1   1	Dec	5.3 Complete draft environmental baseline sunsey report (EBSR)	Dec	4	7	7	n.	4	1	-	n		0.	-	7
Dec	Dec	7.) Guemt a PR-ID to gather LANL GME comments	Des	7	. 4	1	3/3/15		1	7	-	12/22/16	7	-	3
1	1	8.) Ensure all PR-ID requirements are met	Dec.	7	*		3/20/15	*	1	~			7	7	
1	1	<ol> <li>Prepare draft sampling and analyzis plan (BAP) per DOE Order 458.1 EXID and requirts.</li> </ol>	41	P	4	-	5/20/15	j.	- 1	4	7	61416	,	*	7
Note	No.	10.) Fhalte 3AP	lie all	-	4	4	5/20/15	1	A		-	7/12/16	6/24/2017	-	A
NAME	Machanist	11.) Develop statement of work for sampling (NR)	an an	4	1	+	1	S 18	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	4	ME	N.N.	604/2017	MAN	NR
1	1	12.) Work with EM-LA to ensure spill/verification sampling occurs	BARGAZNA	7	. 4	4	8/24/15		1			,	11/11/2016		11/11/2016
No. of the control	Second Residence   Second Resi	(3.) Cample tractis)	The state of	-	1	1	6/23/15			-		91216	8/6/2015	4	10/16/2016
1	1	14.) Radiological data arrives from analytical lab - begin data analytis	Lie all	14		- N	8/17/15	N	- A	4	1	1		4	4
Mackage   2017   1974   1974   1971	MANAGAME   17/19/19   17/19/4   16/19/19	5.) Prepare draft dose assessment report to submit to DOE	Lite all	3/1/15		1	5/8/15	4	4/29/15	4/29/15	-	*		,	
No. of the control	10   10   10   10   10   10   10   10	16.) Review independent verification report	WHITHDRANG	4/15/15	*	-	10/21/15	4	5/11/15	6/11/16	100	F 12			1
Note   19117   191714   1917	Note   19117   191114   191714   22016   1   19118   1   19   1   19   1   19   1   19   1   1	17.) Finalize Doze Assessment Report	Tree and	3/3/17	10/14/14	10/14/14	1/22/16		6/18/15	6/18/15	41917	21/21/8	*	-	4
No.	March   Marc	18.) Obtain DOE concurence on radiologica release	HNDACHHE	3/3/17	10/17/14	10/17/14	2/2/16	4	7/21/15	7/21/15					d
Mail	Mail	<ol> <li>Complete cadastral survey (DOE/Subcontractor)</li> </ol>	ACEDIA	5/13/16		7	3/28/15			-					
No.	No.	20.) Complete fencing fence repairs, sign removal, trail repairs, etc.	ACEDA	P	^	16	a	0.	-	٨					
Colored   No.	Column   No.   N	21.) File official plat with County (Los Alamos or Banta Fe)	ACEDA	11/21/2013	7	7	6/2/2016	1	reflect	whed					
Section   Sect	Section   Sect	22.) Prepare conveyance letter to NMED propositio that furnioner	FO Vice	NIA	NEW		NIA	2014	3/18/16	9/18/16		NN	YN	VIN	N.W.
Dec   NA	Dec.   NAA	23.) NMED response to Peld Office letter of conveyance	COMMIT	NIA	NIA		N/N	-	-			VIN.	NN	NIN	V.N
December   Part   Par	Dec.   B   15   15   15   15   15   15   15	Meet with NMED If requested)	Den	NIA	NIN		N/A	7	3/18/16	3/18/16		NN	NIA	NIN	NIA.
State   1911/16   P	Second State   Seco	25.) Finalize EBBR (nn EDR enviconmental data request when conseyance is impending)	Sec.	8/1/16			a	8/31/16	3/25/16	3/25/16	n.	0	a	a.	
Mode	Mode	26.) 7 perfect bound cipies of final EBBR from IRM (5 to Field Office, keep 2)	Den	8/31/16					patient	printed					
Michael	Michael	27.) Draft quitciaim deed and work with county staff to finalize wording	DOC Usation	0.	8.	7		S	4	<b>a</b> .					
Marked   M	Marka   Mark	28.) Finalize deed	NNSA.									70			
Control   Cont	Control   Cont	9.) Sign deed	NAGA			Ī									
Continue	Name of December   77118   81118   81118   811   81   81	O. Fie deed	NNSA			Ī								Ī	
Name	100   100	1.) Inform LANL employees/stateholders of and conveyance	Carrie			Ī									
Analtrog NAGACTy Cheel Agreements	Mattro NASACT) Ced Agreement	Consequence of the second contract of the second of the se													
Analing Nile And   Also   Al	MARTIN INTERNATION OF A WEEK-MITTER OF THE STATE OF THE S	Solveduled Completion	Milestones	7/11/18	811/1/8	8/1/18	12/01/17	12/31/17	12/31/17	12/01/17	12/31/17	TBD	TBD	TBO	TBO
Mastry NNSACty Deed Agreements  On satisfy president  Treatment of tips provided of tips pr	MASTING NATIONALY Deed Agreements (On sanday pending resources of the p	Calendar Days R	gululeme	-467	436	436	81	81	81	81	81				
Conveyance - DP Mesa	EBSR FY 15  Auto-	2,355 act 2016, but Not include the William Project of the conveyed most of That A-Life A (Lower Proleio most and and all That City Could be also account a many and a project of the content reach of Proleio Carpon earn the Wilder Rook "I" and the Ailport Site, approximately \$20 acres.		Awating NN	SACty Deed Ag	the state of the s			On standty resoutton priorites/x	perding of SEP heduing					
EBIR FY 15  A LINE AND THE CONVEYANCE - DP IMESA  CONVEYANCE - DP IM	Selection of the control of the cont	i i													
ESSA PT 16  PT 1	THE STATE OF THE S														
EBBIN FY 15	THE CONTRIBUTION OF THE CO		STATE OF THE PARTY					Unresolved				Remediation			
Mesa Mesa	Mesa	É		F883				restrictions				77.72			
Mesa	Mesa		N. Contract of the contract of	EV					_				_		
Mesa	Mesa	送信としてはいる。	100		PY 16										
Mesa Arc.	Mesa		NO.		57.17										
Mesa	Mesa Aut Ass			7	Previously c	ompieted (no	(altr)								
Mesa	Mesa		100	9/18/16	Actual date	completed, cor	ulmed								
DOLLA	NICOS NICOS		No.	al al	In Progress	TOP CONTEMBED	5								
The same of the sa		10	STATE OF		Status unkn	nen									

## **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/NNSA 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 – <u>dpava@lanl.gov</u> 505-667-7360

