

Council Meeting Staff Report

January 30, 2018

Agenda No.: C.

Indexes (Council Goals):

Presenters: Harry Burgess

Legislative File: 10401-18

Title

Acceptance of Property Transfer from DOE/NNSA - Parcels A-5-2, A-5-3, and A-16-a

Recommended Action

I move that the County accept the quitclaim deeds for the transfer of Parcels A-5-2, A-5-3, and A-16-a from the United States Department of Energy / National Nuclear Security Administration. I further move that the County Manager be directed to execute the relevant quitclaim deeds for each parcel.

County Manager's Recommendation

The County Manager recommends that Council approve the transfer of property as indicated below.

Body

Los Alamos County entered into a conveyance agreement with the Department of Energy in September of 2002 that outlined a process for transferring various parcels of land to the County. Since that time, several parcels have been transferred, and the action contemplated in this agenda item involves the most recent properties to become available under the terms of that agreement.

All three parcels are in the vicinity of DP Road and are illustrated on the maps attached to each quitclaim deed. A brief description of each of the parcels to be considered is as follows:

Parcel A-5-2 is 37.31 acres in size and consists of the canyon bottom between the eastern section of DP Road and the County Airport. This parcel is to the south of and abuts County property on which the Canyon Rim Trail is located.

Parcel A-5-3 is 12.26 acres in size and is immediately east of Parcel A-5-2, again consisting of canyon floor / slopes with County-owned property to the north.

Parcel A-16-a is 29.72 acres in size and is immediately south of DP Road and immediately east of county owned land (previously transferred parcels known as A-8-a/b). It is necessary to point out that this parcel includes an in-situ block of vitrified material within its easternmost section. The property has been cleaned to residential standards, and DOE/NNSA has provided an Environmental Baseline Report supporting this standard, yet the property comes with a deed restriction limiting any excavation above this 600 square foot area to no more than 4 feet below the surface.

The purpose of conducting the property conveyances under the 2002 agreement was, in general, to transfer to the County excess federal property in order to allow the County to use such property for economic development purposes, with the goal of diversifying the local economy. Typically, such land that is transferred is located in Los Alamos County and is initially zoned P-L (public lands), and then, if during a subsequent planning process a more specific and non-conforming use of the property is identified, the process for rezoning to a more appropriate use is initiated. Parcels A-5-2 and A-5-3 are most likely useful in terms of recreational activities while Parcel A-16-a is ripe for development and was previously considered as a potential site for a recreation center during the CIP considerations last calendar year.

Alternatives

Council could choose to not accept the land transfer in which case the property would remain in DOE/NNSA's ownership and control.

Fiscal and Staff Impact/Planned Item

There are no immediate planned fiscal nor staff impacts due to the property transfer however if the transfer is approved it will enable county staff to pursue a variety of uses, particularly with respect to parcel A-16-a. Council has previously established a placeholder within the CIP fund for monies to extend utilities down DP Road, and this parcel would benefit from such an expenditure.

Attachments

- A - Quitclaim Deed for A-5-2
- B - Quitclaim Deed for A-5-3
- C - Quitclaim Deed for A-16-a