



County of Los Alamos

Los Alamos, NM 87544
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Council Meeting Staff Report

October 30, 2018

Agenda No.:	D.
Indexes (Council Goals):	2018 Council Goal – Quality Governance – Intergovernmental Relations – Actively pursue land transfer opportunities
Presenters:	Harry Burgess
Legislative File:	11261-18

Title

Acceptance of Property Transfer from DOE/NNSA - Parcel A-16-b

Recommended Action

I move that the County accept the quitclaim deeds for the transfer of Parcel A-16-b 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 this 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 property to become available under the terms of that agreement.

The legal description of this parcel to be considered is as follows: Los Alamos Tract A-16-b, as shown on survey plat by the Land Surveying Company (dated June 2, 2016), lying and being situate within Section 14, Township 19 North, Range 6 East of the New Mexico Principal Meridian, County of Los Alamos, State of New Mexico. Tract A-16-b is recorded as Document Number 226792 at Book 172 and Page 677 of the Los Alamos County Clerk records.

Parcel A-16-b is 5.76 acres in size and is just north of Parcel A-15-1 (which is owned by Los Alamos Public Schools); south of Parcel A-6 (owned by LAC off of NM 502); and sits west of TA-21 on the easternmost end of DP Road. A-16-b is a parcel that is generally comprised of canyon wall and DP Canyon bottom, as illustrated on the map as Attachment B to this staff report. The property has been cleaned to recreational standards, and DOE/NNSA has provided an Environmental Baseline Report supporting this standard. Reflected in the deed, NNSA has determined that the property is suitable for transfer and that no hazardous substances exist on the Property and covenants that any additional remedial action found to be necessary after such date of transfer shall be performed by the United States.

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.

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. 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 - Parcel A-16-b_Quitclaim Deed

B - Parcel A-16-b Location Map