

UNITED STATES
ATOMIC ENERGY COMMISSION
LOS ALAMOS, NEW MEXICO 87544

CXS
NM, 10-1

JUL 5 1973

H. C. Donnelly, Manager
Albuquerque Operations

UNNEEDED REAL PROPERTY - LOS ALAMOS AREA OFFICE

In our annual review of real property holdings at the Los Alamos Area Office we have identified four individual tracts within the community which are unneeded.

An environmental radioactivity survey has been conducted on each of the areas and no radiation or radiocontamination observations were encountered which are of radiological or environmental concern. Exhibit "A" contains detailed results of the survey of each of the four tracts.

We recommend that approval be obtained to dispose of the property as excess through the General Services Administration channel.

The following information is furnished in accordance with the provisions of AEC Appendix 5301, Part VI, for use in obtaining the necessary approvals from the Director, Division of Contracts, Headquarters:

1. LOT NO. 67 - BARRANCA MESA SUBDIVISION NO. 1, PHASE B.

This undeveloped lot is approximately 185 feet by 190 feet, contains approximately 0.8069 acres, and is located in Barranca Mesa Subdivision No. 1, as shown on the attached drawing - Exhibit "B". This lot was not included in the subdivision sale in the early 1960's because it was not eligible for FHA mortgage insurance because of proximity of the building site to utility easements which contain overhead power line (owned by Los Alamos County); telephone cable and supervisory circuits to well field (owned by Mountain Bell Telephone); underground 16 inch water main (owned by AEC); underground 4 inch natural gas pipeline and underground 4 inch sewer force main (both owned by Los Alamos County). These easements are shown on the attached drawing - Exhibit "C". Disposal of the property will

be subject to the recognition of these utility lines and easements. The lot is bounded on the north and south by private property; on the east by a paved County owned public street; on the west by Tract H, North Community No. 2, owned by Los Alamos County.

2. TRACT JJ, EASTERN AREA NO. 3.

This undeveloped tract is approximately 150 feet by 200 feet, contains approximately 0.685 acre, and is located in Eastern Area No. 3, as shown on the attached drawing - Exhibit "D". The tract was retained by the AEC at the time of the sale of other community property primarily because an AFC-owned one million gallon water supply tank was located on the property (this tank has since been relocated) and because of the number of easements crossing the tract. Disposal of the tract will be subject to recognition of the utility lines and easements. The tract is bounded on the north, west and south by Tract QQ, Eastern Area No. 3, owned by Los Alamos County; on the east by Tract QQ and a paved public street owned by Los Alamos County.

3. TRACT SS, EASTERN AREA NO. 3.

This undeveloped tract is approximately 80 feet by 205 feet, contains approximately 0.373 acre, and is located in Eastern Area No. 3, as shown on the attached drawing - Exhibit "D". The tract contains an Indian Ruin considered to have historic and cultural significance, and lies within the boundaries of an area which I am advised, will be nominated for inclusion in the National Register of Historic Places under the National Historic Preservation Act of 1966. The tract was retained by the AEC at the time of the sale of other community property because of the Indian Ruin and the number of easements crossing the tract. Disposal of the tract will be subject to preservation of the Indian Ruin and recognition of easements. The tract is bounded on the north by Tract Z, Eastern Area No. 3, owned by Los Alamos County; on the west by private property; on the south by walkway owned by Los Alamos County and on the east by private property.

4. TRACT BB, EASTERN AREA NO. 3 - (THE LODGE AND HISTORICAL MUSEUM).

This developed tract contains approximately 2.932 acres, more or less, and buildings and improvements as listed on the attached Exhibit "E". The tract is located in Eastern Area No. 3, as shown on the attached drawing - Exhibit "D". The Lodge and Historical Museum building were a part of the Los Alamos Ranch School property acquired by the Manhattan Engineer District in early 1943. The property is considered to have historic and cultural significance and lies within the boundaries of an area which I am advised, will be nominated for inclusion in the National Register of Historic Places under the National Historic Preservation Act of 1966. The tract including The Lodge and Historical Museum building and other improvements are under the management, operation and maintenance of Los Alamos County under Contract AT(29-1)-1902 between the County and the AEC. The Lodge property was retained by the AEC because at the time of the classification of property as property to be retained or sold it provided the only transient accommodations available in Los Alamos. The adjacent property was considered to be a part of The Lodge property since to maintain it separately would have been impractical and expensive.

Legislative proposals concerning transfer of this tract and also Tract SS discussed in paragraph 3 above have resulted in the introduction of a Bill in the Senate to amend the Atomic Energy Community Act of 1955, as amended, to authorize the transfer of Tracts BB and SS and related personal property. The proposed legislation did not receive very much attention and has not been enacted.

Tract BB is bounded on the east by private property; on the south and west by a paved, County owned public street; and on the north by private property and a County owned, paved public street and walkway.

Upon receipt of approval to declare the property excess we will prepare the necessary title reports and transfer documents.

LAO:EEW



H. Jack Blackwell
Area Manager

Enclosures:
Exhibits A thru E