LOS ALAMOS

County Manager's Office

December 10, 2019

Gabe Pugh, Acting Site Manager
U.S. Department of Energy
Los Alamos Site Office
3747 West Jemez Road
Los Alamos, NM 87544

Dear Mr. Pugh,

Enclosed is a request from the Los Alamos County for a transfer of land pursuant to Title 10 Part 770 of the Code of Federal Regulations. As the County Council has previously discussed, the County is seeking to expand local housing and business opportunities to support both the Laboratory and the local economic environment; this request specifies both the parcels being requested and how this transfer will promote these objectives.

I would very much appreciate the chance to discuss the path forward and the specifics of this request, the Los Alamos County Manager Harry Burgess at (505) 662-8400 is available to help arrange a meeting.

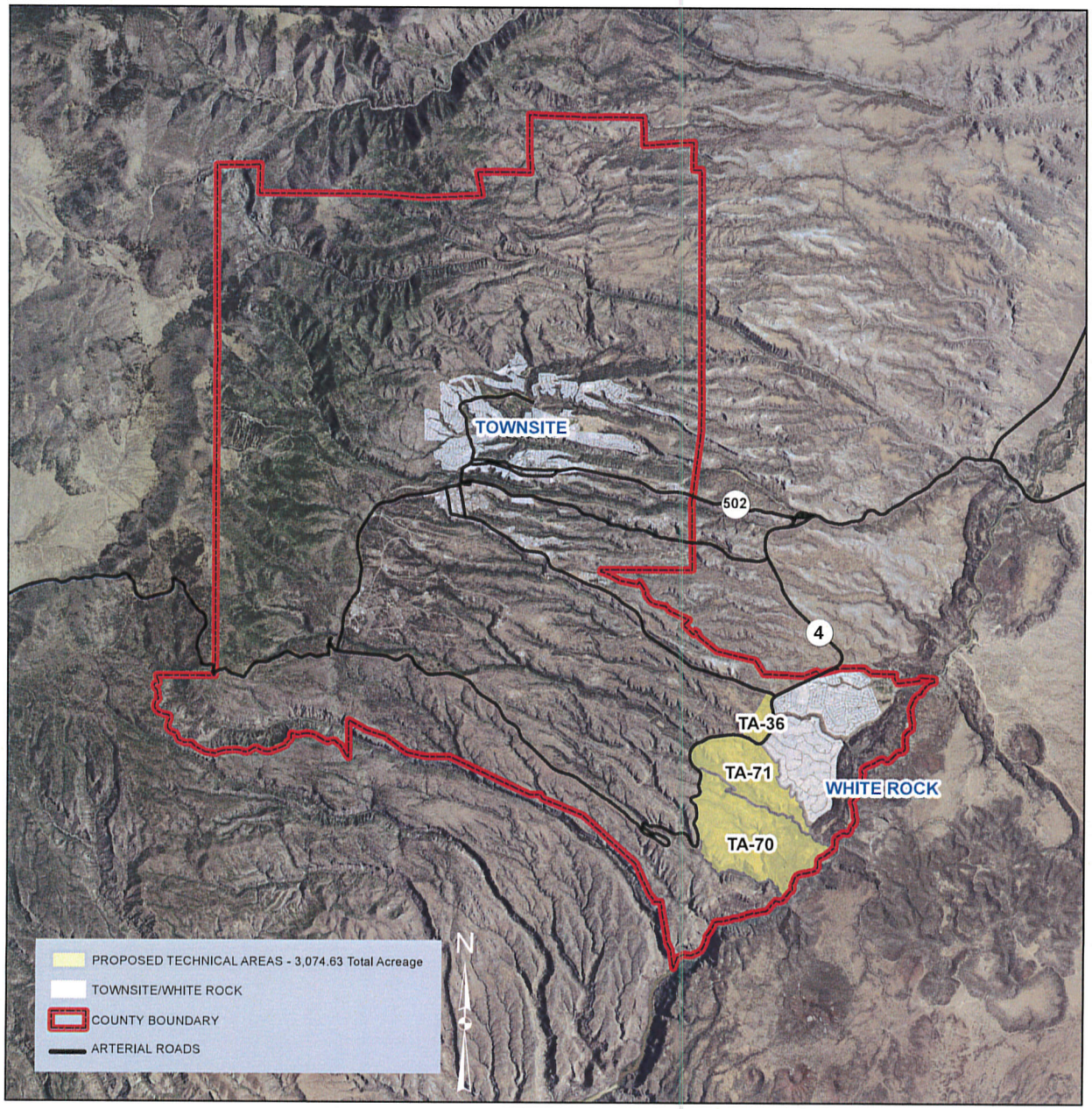
Sincerely,

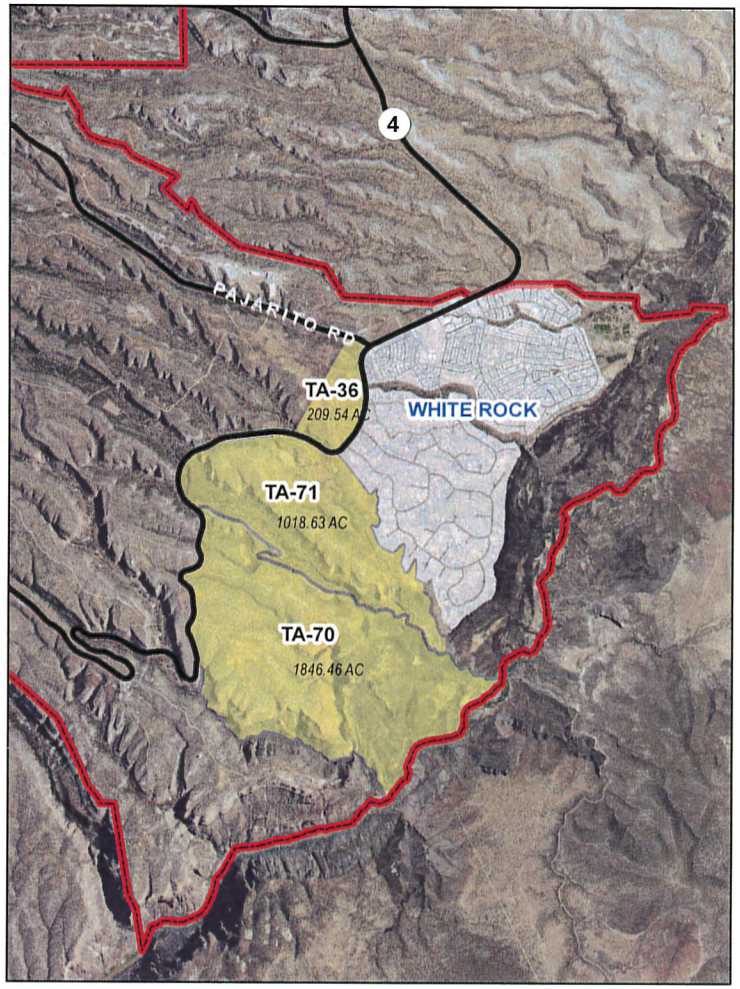
Sara Scott
Chair, Los Alamos County Council

COUNTY COUNCIL
Sara C. Scott
Council Chair
Pete Sheehey
Council Vice-Chair
COUNCILORS
David Izraelevitz
Antonio Maggiore
Katrina Martin
James N. Robinson
Randall T. Ryti
COUNTY MANAGER
Harry Burgess

1000 Central Avenue, Suite 350
Los Alamos, NM 87544
P 505.663.1750 F 505.662.8079
losalamosnm.us

EXHIBIT “A”





LOS ALAMOS

where discoveries are made

HARRY BURGESS, County Manager
Los Alamos County, New Mexico
harry.burgess@lacnm.us (505) 663-1750

EXHIBIT “B”

A Proposal by the Incorporated County of Los Alamos to the United States Department of Energy/ National Nuclear Security Agency to Convey All or Portions of TA-36, TA-70 and TA-71

December 9, 2019

Prepared by
The Incorporated County of Los Alamos

A Proposal by the Incorporated County of Los Alamos
to the United States Department of Energy/
National Nuclear Security Agency
to Convey All or Portions TA-36, TA-70 and TA-71

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Exhibit A Map of Parcels

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A PROPOSAL BY THE INCORPORATED COUNTY OF LOS ALAMOS TO THE UNITED STATES DEPARTMENT OF ENERGY/ NATIONAL NUCLEAR SECURITY AGENCY TO CONVEY ALL OR PORTIONS OF TA-36, TA-70 AND TA-71

I. EXECUTIVE SUMMARY

The Incorporated County of Los Alamos, New Mexico (the "**County**") submits this proposal for the conveyance of all or portions of TA-36, TA-70 and TA-71, approximately 3074 acres, (the "**Property**") pursuant to Section 161(g) of the Atomic Energy Act, 42 U.S.C. § 2201(g) through the process set forth at 10 CFR Part 770, U.S. Department of Energy (DOE) including the National Nuclear Security Administration (NNSA) Economic Development Conveyance Rule, entitled *Transfer of Real Property at Defense Nuclear Facilities for Economic Development.*

This submission meets the requirements of 10 C.F.R. Part 770; this request is consistent with previous submissions by the County and other local governments and community reuse organizations to DOE that were previously approved by DOE.

The Regulations - 10 CFR Part 770

"DOE may transfer DOE-owned real property by sale or lease at closed or downsized[1] defense nuclear facilities, for the purpose of permitting economic development."[2] The regulations define "economic development " as ". . . the use of transferred DOE real property in a way that enhances the production, distribution, or consumption of goods and services in the surrounding region(s) or which furthers reuse or redevelopment, and furthers the public policy objectives of the laws governing the downsizing of DOE's defense nuclear facilities."[3]

10 C.F.R. Section 770.7(a) and (b) define the process for the approval of any real property to be conveyed to a community. This proposal meets the requirements of 10 C.F.R. Part 770.

Support for Economic Development through Production, Distribution, and Consumption of Goods and Services

The requested conveyance of property is directly related to the County's economic development and economic diversification activities and will enable significant and meaningful reuse and redevelopment of DOE property. This will benefit the residents of the County, the region, and NNSA and the DOE. The DOE has previously granted tracts of land to Los Alamos County pursuant to 10 CFR Part 770. These transfers have resulted in benefits to the County, region, NNSA, and DOE; however as a result of developments described in this proposal, additional transfers are required.

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[1] In a letter dated December 18, 2013, from Deputy General Counsel Eric Fygi to Seth Kirshenberg interpreting 10 CFR 700, the Deputy General Counsel clarified "...the addition of the terms "closed or downsized" simply reflects that if a defense nuclear site has land that is unneeded, temporarily underutilized, or underutilized and the Department determines to consider transferring or conveying the land, this would be considered "downsizing."

[2] 10 CFR 770.2.

[3] 10 C.F.R. 770.4.

The request for transfer of DOE real property is focused on economic development activities including:

- *Development of new housing and mixed-use development.* The development of housing, which is currently unavailable in needed and desired quantities, will directly contribute to enhancing consumption of goods and services in Los Alamos County and the region. Increased availability of needed housing will also support the availability of employees required for enhanced production of goods and services, e.g. the workforce needed for retail and commercial enterprises essential to broadening the County's economic base. In addition, housing development is directly beneficial to NNSA and DOE. Housing is a critical need for current and future Los Alamos National Laboratory (LANL) employees, including short term hires such as project-specific construction jobs, and student/post-doctoral seasonal employment. Having adequate housing will facilitate current recruitment and retention efforts by LANL, as well as for other local employers, by providing opportunities for employees to reside, and their family members to be employed, within Los Alamos County.

- *Investment in new commercial infrastructure.* Economic development requires availability of land suitable for investment and development that will broaden the economy by supporting new businesses such as retail, restaurant, and technical spin-off enterprises. Mixed-use development that includes housing is anticipated to be considered for appropriate future projects. Reuse and redevelopment of the Property is needed to support these efforts.

- *Relocation of DOE, NNSA, and LANL support facilities.* Providing offsite options for relocation of support facilities (e.g. warehousing, badging, wellness, etc.) will create construction jobs beneficial to the local, regional and state economies. In addition, it will provide an opportunity for the development of a secure LANL campus, a benefit to LANL operations.

- *Expansion of recreation and tourism.* Creating additional recreational (e.g. hiking and mountain bike trails) will promote tourism, building on existing local and regional attractions, such as nearby skiing at Pajarito Ski, the Manhattan Project National Historical Park, Bandelier National Monument and Valles Caldera National Preserve, as well as other historical and cultural attractions. This will strengthen economic development and associated support for retail and other businesses through increased demand for consumption of goods and services.

- *Development of resources that support economic development.* The proposed transfer of DOE-owned property will provide an opportunity to access underutilized water rights retained by the County. The resultant availability of additional resources will further support economic diversification and long-term sustainability of the local and regional economy.

II. BACKGROUND - STRATEGIC PLANNING COMPLETED BY LOS ALAMOS COUNTY

The primary factor limiting economic development in the County is the lack of available and developable land. Los Alamos County is 109 square miles in size, and 86% of this land is owned by the federal government. Further, a substantial part of the County cannot be developed due to topographical or other constraints, leaving only 5% of the total land inventory for development of commercial, industrial and residential properties.

The economic development activities described in Section I were identified through complementary strategic planning initiatives undertaken over the past several years. Highlights from selected plans are provided below to demonstrate the breadth of research, analysis, and outreach that has contributed to development and articulation of a viable and impactful path to economic development in the County.

Comprehensive Plan Los Alamos County - 2016

In 2016, the County updated its Comprehensive Plan, using a broad community outreach process, to identify issues of primary importance to stakeholders and residents. Of particular importance and relevance to this proposal are the goals, policies and strategies from the Comprehensive Plan in the following areas:

- *Housing*
  - Promote expanding the housing supply to meet the demand from employment growth.
  - Promote housing for seniors, students, and the workforce to support retention of spending and tax generation in the community.
  - Promote the development of affordable and workforce housing.
  - Use vacant or under-developed public land for housing.
  - Make available sufficient land for growth needs, including for industrial and manufacturing uses.
- *Growth and Development*
  - Diversify the economic base.
  - Support and retain LANL as the best wealth-producing employer.
  - Strive to make housing available to those who work and want to live in the County.
  - Attract new tourism-related businesses.
  - Encourage the retention of existing businesses and assist in their opportunities for growth.
  - Support spinoff businesses from LANL.

- Promote coordination of economic development among County departments, as well as with all levels of government, the business community and nonprofits, in order to strengthen industry clusters.

Los Alamos Tourism Strategic Plan – 2018

Transfer of DOE real property would not only enable reuse and development to enhance the production, distribution, or consumption of goods and services associated with tourism, it would also provide land for desperately needed workforce housing critical to long-term sustainability of this element of economic development. Addressing both the business and housing needs of tourism development will require additional land availability given the currently limited amount of undeveloped property within the County.

In 2015, after the addition of the Manhattan Project National Historical Park and the Valles Caldera National Preserve, Los Alamos became the gateway to three National Parks. Los Alamos now has an important opportunity, in the context of these developments and long-standing outdoor recreation, history and science attractions, to harness the economic impact of tourism by using it as a catalyst for growth and diversification of the local and regional economy. This growth and diversification would include increased amenities (restaurants, shops, recreation options) for the local community and quality of life enhancements that have been noted by local employers as important to recruitment and retention of needed employees.

The Los Alamos Tourism Strategic Plan provides a practical roadmap of the strategies and actions needed to promote tourism as an economic driver. The Plan notes that "Tourism as an economic driver has many positive impacts to a community. Los Alamos has historically been heavily dependent on LANL as its economic driver. Through implementation of a strategic plan, Los Alamos has the opportunity to significantly diversify its economic base through tourism."

For example, it was noted that:

- Visitors generate sales and hotel tax (in New Mexico, gross receipts and Lodgers' Tax).
- Visitors support local businesses, especially retail stores and restaurants. In many towns, the local, permanent population is not large enough to sustain good restaurants and a variety of retail stores.
- A sustainable tourism economy is one that supports the long-term interests of the local community and visitors.

Los Alamos County Economic Vitality Strategic Plan – 2019

The County Council adopted the latest version of the Los Alamos County Economic Vitality Strategic Plan after a ten-month period of comprehensive analysis of the current economic profile of the community (see Exhibit B). The 2019 Los Alamos County Economic Vitality Strategic Plan is the County's primary guiding document for strategic economic development and growth priorities during the next decade. The economic development goals identified in the plan are:

- Increase the availability of housing in the County, both affordable and market rate.
- Define and address quality of life priorities.
- Grow a separate, complementary economy to LANL.
- Support and retain LANL as the area's best wealth producing employer.

The housing goal is of particular importance. Currently there is a significant housing shortage in Los Alamos County (and other nearby communities such as Santa Fe) which includes a shortage in the availability of affordable housing as well.

The limited availability of housing is impacting recruiting at LANL and other employers in the County. In fact, the County has repeatedly heard from DOE, NNSA, and LANL management that housing is a key concern. This concern has been further exacerbated by the Laboratory's announcement regarding increased pit production plans that would bring an additional 3000 employees to the area searching for homes.

The County is working aggressively to address this issue as expeditiously as possible using available parcels. There are currently approximately 450 new housing units in the pipeline for construction-including single family residences, affordable, senior-focused affordable, and rental apartments. However, a housing analysis identified a need for over 2500 additional units, without taking into account the aforementioned greater demand due to increased pit production.

To address even a fraction of this need, additional developable land is needed. The County is currently engaged in producing an updated and more detailed Housing Study to help elucidate and characterize specificity the amount and types of needed housing to address all these various community needs.

Additionally, due to the limited supply and high demand for housing in the County, the median cost of housing ($285,300) has grown to almost double the state average ($163,900). As a result, a large swath of the population in key employment sectors such as public-school teachers, nurses, service industry workers, fire fighters and law enforcement officers, not only have a difficult time finding a place to live but also cannot afford purchasing or even renting a home in the community they serve.

With respect to growing a separate, complementary economy to LANL, the plan notes that companies have relocated to other parts of the state or country because the County's shortage of land has prevented these companies from expanding their footprint within the County. The lack of an available workforce to support these local start-ups has also played an important role in these relocations and would be alleviated by increased local housing options. Increased land availability would also enable new start-up businesses that would enhance the production, distribution, or consumption of goods and services in the region and County, particularly those companies based on LANL technology transfer efforts that need to take advantage of geographic proximity to the Laboratory.

Other Planning Efforts

The County and the NNSA have historically worked together in good faith to find mutually acceptable solutions to common concerns, and recently this has included discussions regarding the possible transfer of the Property for the purpose of economic development. These discussions and planning efforts have resulted in the following mutually agreed upon goals that directly depend on additional land being available in the County:

- Commercial and industrial growth in both the private sector and LANL-related sectors of the economy;
- New retail and short- and long-term job creation opportunities not directly associated with LANL, but supportive of its long-term success;
- NNSA's mission objectives of attracting and retaining qualified employees by offering improved quality of life amenities;
- LANL's desire to close and secure its campus; and
- Support of local and national governmental functions as enabled by the increased housing opportunities.

III. INTENDED USE OF THE PROPERTY

In consideration of the goals and requirements stated in 10 CFR Part 770, the County proposes that NNSA convey the Property identified as TA-36, 70, and 71 in the map attached as Exhibit A. This request from the County is based upon the specifically identified economic development activities listed in Section I, guided by the County's strategic goals, policies and strategies described in Section II.

The County intends to focus the development of commercial, retail, mixed-use, and industrial uses in TA-36, with an emphasis on the much-needed new housing in TA-70 and TA-71. As new housing is developed, the County will experience a growth in population that will further bolster collateral commercial, retail and industrial development with the associated increase in customers and employees. These developments will also benefit LANL by providing more employment opportunities for LANL employee family members and promoting growth and development of businesses that provide support to LANL. The requested parcels are those with the highest development potential and also those that do not impede current Laboratory operations or mission.

The County has estimated that the current sewer, water, roadway and other public infrastructure can reasonably accommodate a population of 25,000 people (an increase over our current population of approximately 18,700). At present, there is growing stress on the local road system due to the increasing number of individuals who travel into or out of the County at peak morning/afternoon commuting times. However, adding additional residential population in the County will not stress the road system during non-peak hours. In fact, congestion could decrease on arterial roads during peak hours if there are more workers who live in the County rather than commute from outside the County.

The Property has significant topographical challenges, and although the total request exceeds 3000 acres, the portion of these parcels that could be used for housing, commercial, and industrial needs is anticipated to be only about 275 acres. The remainder of the Property would be utilized for necessary infrastructure (including schools, roadways, utility development) and open space/recreational uses. An initial analysis of the potential development of the Property as informed by County goals, policies and strategies is provided below. Each projected use directly supports specific economic development activities identified by the County.

- *Housing – 230 acres.* The requested land transfer includes a minimum of 230 acres intended for housing to help address the quantities and types identified in the 2019 Housing Study. It is anticipated that approximately one third of the development would be reserved for affordable housing. Current estimates include:
  - High density – 80 acres with approximately 20 dwelling units/acre (~1600 units).
  - Single Family detached family housing - 150 acres with approximately 8 dwelling units/acre (~1200 units).

- *Commercial – 35 acres.* It is anticipated that this would support the development of:
  - Lodging (100 rooms) – 3 acres
  - Retail – 2 acres
  - Offices and other businesses including subcontractor/LANL support – 30 acres

- *Laboratory Mission and Operational Needs – 10 acres.* These anticipated uses would directly support LANL's mission and operational needs and could facilitate relocation of these functions/facilities outside of the secured areas of the Laboratory. This would free up space within the secure LANL campus for new or expanded missions. In addition, these functions/facilities could be developed to benefit LANL employees, their families and the broader community. Examples include the:
  - Badging
  - Warehousing
  - Cafeteria
  - Wellness Center

- *Public Uses (balance of acreage).* With the projected economic development, including growth of housing and commercial activity, the demand for additional public facilities and recreational opportunities will also grow. Therefore, a portion of the Property would be used for ancillary needs including school expansion and expanded recreational opportunities such as hiking, biking and other types of open

space activities as defined in the Los Alamos Tourism Strategic Plan – 2018 and the Los Alamos County Economic Vitality Strategic Plan - 2019. As noted earlier, expanded recreational options will also provide new local and regional economic development opportunities.

IV. ECONOMIC DEVELOPMENT IMPACTS RESULTING FROM THE TRANSFER

The transfer of the Property would enable undertaking the identified economic development activities listed in Section I, guided by the County's strategic goals, policies and strategies described in Section II. The resulting local and regional economic development are anticipated to have the following impacts.

Economic Diversification. Historically, LANL has been the primary economic engine for the County, accounting for approximately 97% of all primary funds flowing into the County economy. While recognizing the fundamental importance of NNSA on the regional economy, local economies that are diversified are more stable, thus attracting new sources of revenue to the area is essential. Increasing the availability of land for expanding or starting new businesses, housing, and quality of life amenities would allow the County to become less dependent on NNSA. Two examples of this diversification are technical spin-off, and service/ retail businesses.

- The County has for many years attempted to support Laboratory spin-offs in order to diversify its economy, yet the lack of available land has limited opportunities for these businesses to start or expand. Experience shows that this lack of available land encourages or even forces spinoff businesses to leave the County after only a short time. Making the Property available for development will help minimize the circumstances under which companies that are not anchored via owned land or building are susceptible to purchase by larger entities who subsequently move the spin-off out of the County. The County has more recently demonstrated that it can effectively incentivize technical spin-off economic development by making County property available for such purposes; however, because the inventory of undeveloped land has been almost completely depleted, future efforts will be dependent upon the availability of additional land.

- Local service and retail sector businesses within the County have difficulty hiring and retaining employees since they must often draw from an employment base that commutes. New businesses that are contemplating growing or locating in the community recognize this challenge. The availability of land for housing, including affordable housing, will help grow the workforce needed for these new business opportunities.

  The availability of land for retail space is also limiting the sustainability and expansion of businesses. The County has extremely low per capita retail sales, especially for a county with a relatively high average income. A 2013 County-commissioned study identified retail leakage (the amount of purchasing local residents perform outside the County) at greater than 70% - substantially larger than for most communities. Retail market studies identified that the major reason for

this high leakage rate is the lack of available land for the construction of retail stores.

Los Alamos County has approximately 16 square feet of available retail space/resident, while the industry-established community average is 40 square feet/person. The 35 acres of land for commercial use from the proposed transfer of the Property, as discussed in Section III, will enable construction of new retail businesses (resulting in 27 square feet/person of retail space based on an estimated population of 25,000) and significantly increase retail opportunities.

Job Retention and Creation. There is a planned significant increase of LANL's workforce during the next several years. The highly-skilled personnel needed by LANL usually have a range of employment opportunities; therefore, increased competition for this skilled workforce requires the local availability of housing and desirable amenities. Using land from the proposed transfer of the Property to construct new housing will support the recruitment and retention of these jobs in the County.

The economic diversification described in the previous section will also result in broader job retention and growth. This includes jobs at technical spin-off, retail and service businesses as previously described, but also the growth of jobs associated with a general broadened economic base and population (e.g. educators, health care professionals, service economy workers, etc.).

A large number of new construction jobs would also result from new development, which, although limited in duration, would be very significant. The construction workers needed for development of the Property would also become a resource for anticipated Laboratory construction needs. LANL is currently experiencing a shortage of skilled tradesmen and the need for construction workers is anticipated to continue into the foreseeable future.

Increased Revenues to County and State Government

The transfer of the Property and subsequent development would provide an immediate short-term boost to the local economy through gross receipts taxes collected from increased economic activity such as residential and commercial construction.

Over the longer term, development will enhance the County's stability and sustainability by increasing and broadening its property tax base. The County has limited land on which to increase its tax base (as mentioned earlier 86% of the 109 acres that constitute Los Alamos County is currently federally owned). With more housing, residents, and jobs, these revenues will grow, allowing the County government to address the needs of the community while creating a more attractive environment for prospective LANL (and other) employees.

Increased Funding for Local Schools

In addition to the benefits outlined in the previous section, increasing the property tax base will also benefit the Los Alamos Public Schools (LAPS). LAPS is a significant asset contributing to the ability of local businesses, including LANL, to attract and retain employees. LAPS schools are regularly listed as the best performers in the state. Given the limited population of Los Alamos, there are few options for education outside of LAPS, and virtually no secondary-education

alternatives. The land transfer and subsequent development will broaden the property tax base which helps fund the local school system.

Supporting and Retaining LANL as the Area's Best Wealth Producing Employer

The current shortage of housing makes it difficult for employers to recruit workers to the County. LANL faces competition from other laboratories for Federal programs, funding, and for employees. It is imperative that the amount and types of residential housing be increased, including affordable housing, to assist in the recruitment and retention of Laboratory employees and the proposed land transfer is essential for addressing this need.

Additionally, economic development efforts will result in expanded retail, restaurant, recreation and other amenities which support an attractive quality of life, and further support LANL's ability to attract and retain needed employees. Other anticipated uses of transferred land, such as locating some support functions and facilities outside of the secured areas of the Laboratory, would help optimize land use for current and future national security missions.

V. CONSIDERATION OFFERED AND ANY FINANCIAL REQUIREMENTS

Currently the Property is undeveloped land and will require significant investment by the County and private developers, including necessary infrastructure improvements, to be able to use the property. The cost of the infrastructure and other development on the property will likely exceed the value of the land.

For this reason, the County is requesting that NNSA transfer ownership of the Property (including necessary easements) at no cost to the County pursuant to 42 U.S.C. § 2201(g) through the process set forth in 10 CFR § 770.8. The referenced sections permit NNSA to transfer property at less than fair market value if the real property requires considerable infrastructure improvements to make it economically viable or where the conveyance would further public objectives of the laws governing the downsizing of defense nuclear facilities.

Transfer of the Property for the proposed development will support economic development, job retention and creation, increased revenues to County and State, increased funding for local schools, and retaining LANL as the area's best wealth producing employer as described in Section IV. Therefore, the conditions specified in 10 C.F.R. Section 770.8 for transfer of properties for less than fair market value are met. This conveyance mechanism is consistent with prior transfers of properties to the County for economic development and diversification.

VI. INDEMNIFICATION OF THE COUNTY

Pursuant to 50 U.S.C. § 2811 and 10 C.F.R. § 770.7(a)(2), the County requests that NNSA include in the deed and easements conveying the Property to the County an indemnification that states that NNSA shall hold harmless and indemnify the County against any claim for injury to person or property that results from the release or threatened release of a hazardous substance or pollutant

or contaminant as a result of NNSA activities subject to the requirements of 50 U.S.C. § 2811. The request for indemnification is based on the historical use of the Property as a defense nuclear facility by NNSA. The County understands indemnification by NNSA is appropriate since it is necessary to accomplish the proposed redevelopment. This type of indemnification is consistent with that granted for previous transfers.

VII. OTHER TERMS AND CONDITIONS

The County requests that NNSA meet the following terms and conditions:

- The Property will be conveyed in fee simple title and through easements to the County in accordance with the terms and conditions agreed to by NNSA and the County.
- NNSA agrees to complete any necessary environmental cleanup of the Property and other environmental compliance responsibilities, in accordance with the requirements of the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 et seq., and other applicable laws, including the National Environmental Policy Act, as implemented by 10 C.F.R. § 1021.
- Prior to transfer, NNSA shall certify that remediation of the property has been completed in accordance with all federal, state and local requirements.
- NNSA agrees to complete any historical and/or cultural consultation, as applicable, and to comply with section 106 of the National Historic Preservation Act, 54 U.S.C. § 306101, et seq.
- Final size, configuration, easements, and title structure of the proposed Property transfer to the County will be agreed upon by both parties before the transfer package related to this proposal is submitted to NNSA headquarters for final approval.
- NNSA shall provide the County with reasonable access to the NNSA property for the County and its contractors to undertake due diligence investigations of the Property prior to transfer.
- NNSA shall provide the County with copies of all relevant environmental documents and correspondence in its possession relating to the Property that will be conveyed no later than one hundred and eighty (180) days prior to signing of the Property transfer documents (deed and easements). NNSA shall forward any additional information that is created or acquired by NNSA relating to the Property that will be conveyed to the County, prior to or after the transfer of the Property to the County, promptly and no later than thirty (30) days after the creation or acquisition by NNSA of such documents.
- NNSA and the County shall work jointly to expedite the property conveyance process.

VIII. **CONCLUSION**

The requested conveyance of property is directly related to the County's economic development and economic diversification activities and will enable significant and meaningful reuse and redevelopment of DOE property. This will benefit the residents of the County and region. The DOE has previously granted tracts of land to Los Alamos County pursuant to 10 CFR Part 770; however, as a result of developments described in this proposal, additional transfers are required.

The County is encouraged by the fact that NNSA has expressed a willingness to cooperate with the County regarding this proposed land transfer. NNSA has previously indicated that it would be open to re-evaluating the availability of its property as the Laboratory's needs evolve.

Transfer of the Property will support economic development and diversification by providing needed land for building housing (including affordable housing), commercial, retail and mixed-use developments. Key results will include job retention and creation, increased revenues to County and State, increased funding for local schools, and supporting and retaining LANL as the area's best wealth producing employer. This resulting impact, and the need for significant investment by the County to develop the infrastructure and the improvements on the Property, meet the conditions specified in 10 C.F.R. Section 770.8 for transfer of properties for less than fair market value. Finally, this proposed conveyance is consistent with previous transfers of properties to the County for economic development and diversification.

Exhibit A

Map of Parcels

[Attached]

Exhibit B

Los Alamos County Economic Vitality Strategic Plan - 2019

[Attached]