

September 16, 2009

Commander Kimberly Colloton
Department of the Army
Albuquerque District, Corps of Engineers
4101 Jefferson Plaza NE
Albuquerque, NM 87109-3435

Re: Ready for Reuse Determination – Former Atlas Missile Silo Site 10, Roswell, New Mexico

Dear Commander Colloton:

The United States Environmental Protection Agency (EPA) Region 6, in concurrence with the New Mexico Environment Department (NMED), has determined that the Former Atlas Missile Silo Site 10 surface property is Ready for Reuse. A Ready for Reuse Determination is an acknowledgment that environmental conditions on the property are protective for its current and anticipated future use.

The Former Atlas Missile silo is located in west-central Chaves County, approximately 18 miles west of Roswell, New Mexico, on U.S. Highway 70/380. The DOD acquired the 390.51 acre property in 1960 and construction of the missile launching facility was completed in November 1961. In May 1964 the DOD announced that the Atlas "F" missile program was to be phased out and in July 1965 silo site 10 was declared excess to the General Service Administration (GSA). In January 1967, 300.91 acres were returned to the Bureau of Land Management by Public Land Order 4137. The GSA conveyed the remaining 89.60 acres fee simple to Robert G. Wolfson in April 1968. The current owner of the property is Mr. Keary A. Olson.

A Preliminary Assessment (PA) and Site Inspection (SI) were conducted, under the Defense Environmental Restoration Program, by the U.S. Army Corps of Engineers (USACE) to determine whether an immediate or potential threat to human health and the environment exists at the site as a result of DOD activities and whether further action is warranted. In May 2008, the USACE completed an SI of silo site 10. The soil assessment component of the SI at silo site 10 examined the potential release of hazardous constituents to surface and subsurface soil from four (4) potential source areas: the former Underground Storage Tank (UST) area, the septic leachfield, the soil sump outfall, and the discretionary soil sample location at the former electrical transformer. All four areas had compounds present at concentrations in excess of the evaluation criteria. Arsenic detected in soil samples at concentrations exceeding evaluation criteria at all sample locations except for the leachfield was determined to be naturally occurring and is not indicative of contamination. Some component of arsenic contamination cannot be ruled out in the leachfield based upon the geochemical evaluation; however, given the depth of the arsenic exceeding evaluation criteria (14 to 15 feet bgs), it is not likely that there is a risk to human health or the environment. Lead and polychlorinated biphenyls (PCBs) were detected at concentrations exceeding evaluation criteria at the sump outfall, while four polynuclear aromatic hydrocarbons (PAHs) were detected at concentrations exceeding evaluation criteria at the former electrical transformer. The USACE undertook voluntary removal actions at both the sump outfall and former electrical transformer areas. The lead, PCB, and PAH impacted soil was excavated, transported, and disposed of at a licensed disposal facility. Before filling the excavation with clean soil, five confirmation soil samples were collected to verify removal of lead, PCB and PAH impacted soil. The results of the confirmation soil sampling indicated that PCB and PAH concentrations did not exceed the evaluation criteria.

During the SI, the compound bis(2-ethylhexyl)phthalate was detected in groundwater at a concentration that exceeds the evaluation criteria. However, the compound is believed to have originated from leaching of the compound during well construction (e.g., the PVC piping at the sampling port) and/or laboratory containers. Environmental conditions of the property are summarized in Enclosure 1 to this letter.

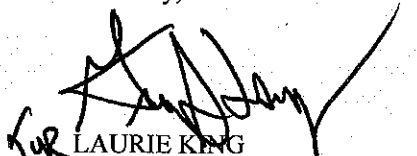
The Ready for Reuse Determination is based on a review of all relevant corrective action documents (collectively, the "Documentation") for Former Atlas Missile silo site 10 (the "Property"), which are listed in Enclosure 2. NMED concurred with a Finding of No Defense Action Indicated in September 2008. With this Ready for Reuse Determination, the EPA deems that the USACE has successfully completed its investigation and that environmental conditions at the property are protective of human health and the environment. The Documentation demonstrates that, although releases of chemical constituents have occurred as a result of DOD activities on the Property, corrective action was completed and residual concentrations do not require further removal or remedial action to protect human health or the environment, based on the evaluation criteria of the most conservative of either the NMED Soil Screening Levels or the EPA Region 6 Human Health Medium-Specific Screening Levels for residential exposure.

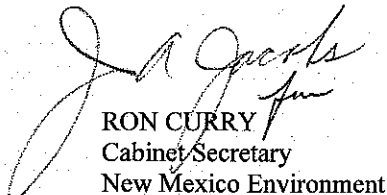
Copies of the documents listed in Enclosure 2 may be obtained from either NMED, Hazardous Waste Bureau, 2905 Rodeo Park Drive East, Building 1, Santa Fe, New Mexico 87505-6303, USACE, Albuquerque District, 4101 Jefferson Plaza, NE, Albuquerque, New Mexico 87109, or Region 6 EPA, 6PD-F, 1445 Ross Ave Ste 1200, Dallas, Texas 75202.


If conditions at the property change, including environmental conditions, land use, and site receptors, it will be necessary to revisit this determination of suitability for reuse to ensure its continuing protectiveness. The undersigned expressly reserves all rights and authorities to require future action by owners, operators, or USACE if new or additional information comes to light that materially impacts this Ready for Reuse Determination, whether such information is known as of this date, or is discovered in the future.

Congratulations on this most noteworthy accomplishment!

Sincerely,


LAURIE KING
Chief, Federal Facilities Section
Multimedia Planning and
Permitting Division
EPA, Region 6


RON CURRY
Cabinet Secretary
New Mexico Environment
Department


BRIAN JORDAN
Atlas Project Manager
US Army Corps of Engineers
Albuquerque District

Enclosures:

- 1) Current Environmental Conditions Table
- 2) Relevant Documents List

Enclosure 1

Former Atlas F Missile Silo Site No. 10
Current Environmental Conditions Table

Site Name/Site Number	Remedial Action Taken	Residual Contaminants of Concern (CoCs) ^a	Clean-up Status	Clean-up Standard	Institutional Control(s) (Type/Purpose/Location)
Soil					
Former UST Area	None	Arsenic	Determined naturally occurring	3.9 mg/kg	None
Septic Leachfield	None	Arsenic	See Note 1	3.9 mg/kg	None
Sump Outfall Area (Post Remediation)	None	Arsenic	Determined naturally occurring	3.9 mg/kg	None
	Excavation and Disposal	PCB Aroclor-1260	Detection below evaluation criteria in confirmation soil sampling	220 µg/kg	
		Lead	5.39 to 17.7 mg/kg	400 mg/kg	
Discretionary Soil Samples (Post Remediation)	Excavation and Disposal	Benzo(a)pyrene	Detection below evaluation criteria in confirmation soil sampling	15 µg/kg	None
		Benzo(a)anthracene	5.1 – 5.85 µg/kg	150 µg/kg	
		Benzo(a)fluoranthene	5.1 – 5.85 µg/kg	150 µg/kg	
		Indeno(1,2,3-cd)pyrene	5.1 – 5.85 µg/kg	150 µg/kg	
Groundwater					
South Production Monitoring Well	None	Arsenic	Determined naturally occurring	3.9 mg/kg	None
		bis (2-ethylhexyl)phthalate	See Note 2	6 µg/kg	None

^a Information based on Site Investigation (SI) Report and Supplemental SI Report prepared by Shaw Environmental in 2008.

Note 1: Some component of arsenic contamination cannot be ruled out in the leachfield based upon the geochemical evaluation; however, given the depth of the arsenic exceeding evaluation criteria (14 to 15 feet bgs), it is not likely that there is a risk to human health or the environment.

Note 2: The compound is believed to have originated from leaching of the compound during well construction (e.g. the PVC piping at the sampling port) and/or laboratory containers.

Enclosure 2

Relevant Documents List Former Atlas "F" Missile Silo Site No. 10 Formerly Used Defense Site Project ID No. K06NM0488

HydroGeologic, Inc. (HGL), 2006, Draft *Final Preliminary Assessment Report, Former Walker Air Force Base Atlas "F" Missile Silo 10, Chaves County, New Mexico, Property No. K06NM0488*, prepared for Shaw Environmental, Inc and U.S. Army Corps of Engineers, Albuquerque District.

New Mexico Environment Department and US Army Corps of Engineers, Finding of No Defense Action Indicated, September 2008.

Shaw Environmental, Inc. (Shaw), 2008, *Site Inspection Report, Former Atlas Missile Silo Site 10, Roswell, New Mexico, FUDS Project ID No. K06NM0488, Final Report, Revision 0*, prepared for U.S. Army Corps of Engineers, Albuquerque District.