



September 16, 2009

Commander Kimberly Colloton
U.S. Army Corps of Engineers
Albuquerque District
4101 Jefferson Plaza NE
Albuquerque, NM 87109-3435

Re: Ready for Reuse Determination – Former Atlas Missile Silo Site 3, 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 3 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 Site 3 is located approximately 33 miles northeast of Roswell, New Mexico on U.S. Highway 70. Of the approximately 230 acres acquired by the Department of Defense (DOD) for development of Silo Site 3, the actual missile facility occupied 8.26 acres with additional easements for road access and an aircraft runway. The DOD acquired the property in 1960 and construction of the missile launching facility was completed in October 1961. In May 1964 the DOD announced that the Atlas "F" missile program was to be phased out and in September 1965 Silo Site 3 was declared excess to the General Service Administration (GSA). In April 1968 the GSA conveyed the 8.26 acres fee simple and 2.07 acres of road easement to Louis and Patricia Angelos. The current owner of the site property is The Equity Group, Inc.

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 November 2005, the USACE completed an SI of Silo Site 3. The soil assessment component of the SI at Silo Site 3 examined the potential release of hazardous constituents from two (2) potential source areas, the former underground storage tank (UST) area and the sump outfall area. The septic leachfield area at Silo Site 3 was not sampled because the septic system had been backflushed and is currently operational. Manganese, arsenic, and iron were detected in subsurface soil samples in the former UST area at concentrations exceeding evaluation criteria but were determined to be naturally occurring and not indicative of contamination. A polychlorinated biphenyl (PCB), Aroclor-1260, was detected above evaluation criteria in two (2) soil samples collected in the sump outfall area. The USACE undertook voluntary removal actions and PCB impacted soil in the sump outfall area was excavated, transported, and disposed of at a licensed disposal facility. Before filling the excavation with clean soil, five (5) confirmation soil samples were collected to verify removal of PCB impacted soil. In February 2006, USACE completed an SI Report Addendum. The results of the confirmation soil sampling indicated that PCB concentrations in four (4) of the five (5) confirmation soil samples did not exceed evaluation criteria. PCB concentrations in one (1) confirmation soil sample and its associated duplicate sample exceeded the EPA Region 6 Human Health Medium-Specific Screening Levels for residential exposure, the more conservative evaluation criteria, for Aroclor-1254 and Aroclor-1260. The concentrations, however, do not exceed EPA Region 6 Human Health Medium-Specific Screening Levels for industrial soil. Groundwater was not encountered during the drilling of a deep borehole to 250 feet

below ground surface. Therefore, groundwater samples were not collected at Silo Site 3. Environmental conditions of the property are summarized in Enclosure 1 to this letter.

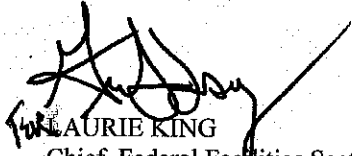
The Ready for Reuse Determination is based on a review of all relevant corrective action documents (collectively, the "Documentation") for Former Atlas Missile Silo Site 3 (the "Property"), which are listed in Enclosure 2. NMED concurred with a Finding of No Defense Action Indicated in September 2007. 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 either the NMED Soil Screening Levels or the EPA Region 6 Human Health Medium-Specific Screening Levels for residential exposure, and given the current and reasonably expected future industrial uses of the Property.

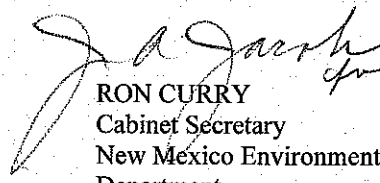
Copies of the documents listed in Enclosure 2 may be obtained from either NMED, Hazardous Waste Bureau, 2905 Rodeo Park Drive East, Building 1, Santa Fe, New Mexico 87505-6303, USACE, Albuquerque District, 4101 Jefferson Plaza, NE, Albuquerque, New Mexico 87109, or Region 6 EPA, 6PD-F, 1445 Ross Ave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

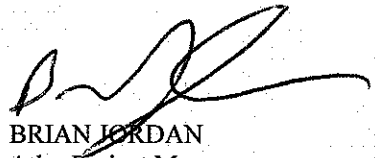
If conditions at the Property change, including environmental conditions, land use, and site receptors, it will be necessary to revisit this determination of suitability for reuse to ensure its continuing protectiveness. The undersigned expressly reserve all rights and authorities to require future action 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 No. 3
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 Underground Storage Tank Area	None	Arsenic	Determined naturally occurring	3.9 mg/kg ^b	None
	None	Manganese		1,550 mg/kg ^b	None
	None	Iron		23,000 mg/kg ^c	None
Sump Outfall Area (Postremediation)	Excavation and Disposal	PCB Aroclor-1254	Detected below screening level in confirmation soil samples	740 µg/kg ^d	None
		PCB Aroclor-1260		740 µg/kg ^d	None
Septic Leachfield Area	Backflushed by property owner	No samples collected	Currently in operation	N/A	None

Groundwater

Groundwater was not encountered during the drilling of a deep borehole to 250 below ground surface; therefore, groundwater samples were not collected

^a Information based on Site Investigation (SI) Report and SI Report Addendum prepared by Shaw Environmental in 2005 and 2006

^b NMEC Residential Soil Screening Levels (2004)

^c EPA Region 6 Human Health Medium-Specific Screening Levels (2003) for residential exposure

^d EPA Region 6 Human Health Medium-Specific Screening Levels (2003) for industrial exposure

Enclosure 2

Relevant Documents List Former Atlas "F" Missile Silo No. 3 Formerly Used Defense Site Property No.: K06NM0481

HydroGeologic, Inc. (HGL), 2008, *Final Preliminary Assessment Report, Former Walker Air Force Base, Atlas "F" Missile Silo 3, Chaves County, New Mexico, Property No. K06NM0481*, prepared for 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 2007.

Shaw Environmental, Inc. (Shaw), 2005, *Site Inspection Report, Former Atlas Missile Silo Site 3, Roswell, New Mexico, FUDS Project ID No. K06NM0481, Final Report, Revision 0*, prepared for U.S. Army Corps of Engineers, Albuquerque District.

Shaw Environmental, Inc. (Shaw), 2006, *Site Inspection Report Addendum, Former Atlas Missile Silo, Site 3 Sump Outfall, Roswell, New Mexico, FUDS Project ID No. K06NM0481, Draft Final, Revision C*, prepared for U.S. Army Corps of Engineers, Albuquerque District.