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 6, 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 6 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 central Chaves County, approximately 30 miles southeast of Roswell, New Mexico and approximately 13 miles east of Hagerman, New Mexico on Highway 249. Of the 283.93 acres acquired by the Department of Defense (DOD) for development of silo site 6, the actual missile facility occupied 5.93 acres with 108 acres in easements and 170 acres withdrawn from public domain. The DOD acquired the 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 February 1966 silo site 6 was declared excess to the General Service Administration (GSA). In October 1967 the GSA conveyed the 5.93 acres to W.L. Pennington and Cliff C. Henderson. The current owner of the site property is Windell Petree.

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 6. The soil assessment component of the SI at silo site 6 examined the potential release of hazardous constituents to surface and subsurface soil from three (3) potential source areas: the former Underground Storage Tank (UST) area, the septic leachfield, and the sump outfall. During the SI, arsenic, detected in soil samples in the UST area and the leachfield at concentrations exceeding evaluation criteria, was determined to be naturally occurring and not indicative of contamination. A polychlorinated biphenyl (PCB), Aroclor-1260, was detected in soil samples in the sump outfall area at concentrations exceeding evaluation criteria. The USACE undertook voluntary removal actions and PCB 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 PCB impacted soil. In February 2006, the USACE completed an SI Report Addendum. The results of the confirmation soil sampling indicated that PCB concentrations were either not detected above laboratory reporting limits or detected well below the evaluation criteria.

Various metals were present above evaluation criteria in groundwater samples collected from two distinct hydrostratigraphic units beneath the silo site 6 vicinity, in four monitoring wells. However, all groundwater samples collected at silo site 6 contained total dissolved solids concentrations above the 10,000 mg/L limit set by NMED for the application of groundwater protection standards. 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 6 (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 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. 6
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						
Site-wide Deep Borehole Samples	None	Arsenic	4.55 mg/kg	Determined naturally occurring	3.9 mg/kg	None
Septic Leachfield Area	None	Arsenic	4.88 mg/kg	Determined naturally occurring	3.9 mg/kg	None
Sump Outfall Area (Post Remediation)	Excavation and Disposal	PCB	122 µg/kg	No detection or detection below clean-up standard in confirmation soil sampling	220 µg/kg	None
Groundwater						
Four Groundwater Monitoring Wells	None	Total Dissolved Solids (TDS)	42,000 to 283,000mg/L	NMWQCC[b] groundwater standards do not apply to groundwater with TDS concentrations above 10,000 mg/L	N/A	None
		Lead	0.0555 mg/L			
		Thallium	0.0333 to 0.0361 mg/L			
		Manganese	0.513 to 0.174 mg/L			
		Selenium	0.129 mg/L			
		Aluminum	2.22 mg/L			
		Iron	3.10 mg/L			

[a] Information based on Site Investigation (SI) Report and SI Report Addendum prepared by Shaw Environmental in 2005 and 2006.
[b] New Mexico Water Quality Control Commission

Enclosure 2

Relevant Documents List
Former Atlas "F" Missile Silo Site No. 6
Formerly Used Defense Site Project ID No. K06NM0484

HydroGeologic, Inc. (HGL), 2005, *Draft Preliminary Assessment Report, Former Walker Air Force Base Atlas "F" Missile Silo 6, Chaves County, New Mexico, Property No. K06NM0484,* 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 6, Roswell, New Mexico, FUDS Project ID No. K06NM0484, 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 6 Sump Outfall, Roswell, New Mexico FUDS Project ID No. K06NM0484, Draft Final,* Revision C, prepared for U.S. Army Corps of Engineers, Albuquerque District.