



responsibilities; oversee subcommittees; and be the focal point for the RAB. Mr. R. Dallon Sanders expressed that he was interested in taking the position as Co-Chair. Everyone voted in favor of Mr. Sanders being the new Co-Chair. Congratulations Mr. Sanders!

**7. IRP Update:** Mr. John Pike presented a general overview of some of the IRP sites that currently have restoration activities ongoing. These sites included:

*(AOC-D) Area of Concern*

Mr. Pike explained that right now there is a work plan in with the New Mexico Environment Department (NMED). He also explained that just recently this work plan was approved and they are slated to go ahead with the investigation. Mr. Pike explained that AOC-D is an old asbestos burial site on the golf course and is a very sensitive site for a lot of people on base.

*FT-04 Fire Training Area 4 (SWMU 109)*

Mr. John Pike explained that this area was previously used for fire training and was recently closed. The fire department used it for practice-burning. A work plan was sent up to NMED in Feb 96 for review and comment and it has recently been approved. They will get started with the investigation in Aug 96.

*Landfill 005 (SWMU 113)*

Mr. Pike mentioned that NMED has had jurisdiction on this site for quite awhile and it is one of our larger closed landfills. It is also the only one of the landfills that has a RCRA cap. Mr. Pike explained that the RCRA cap is there because of the RCRA waste that was put into Cell 3 of the Landfill. Mr. Pike said that the investigation portion has been completed and that the base is ahead of the game on this one - the report is not due to NMED until 9 Jan 97. Mr. Pike mentioned that the Draft RFI is out and encouraged everyone to go review it at the Clovis Carver Library. He said he would like to hear any comments they might have. Mr. Pike explained that there are several monitoring wells around this landfill. Mr. Pike said that this brought up ground-water issues and that he would get into these issues at a later time. Along with Mr. Pike, Ms. Julie Jacobs, from NMED, also expressed concern on ground-water issues. Mr. Pike explained that NMED would like to have feedback on these issues and that the sub-committee that is going to be formed will work on this issue.

*Landfill 001 (SWMU 74)*

Mr. Pike explained that LF-1 is located out on the golf course. He said that the field work for the RFI has been completed. The work plan however, has not been formally approved by NMED. Cannon AFB is expecting approval soon. Mr. Pike explained that all preliminary indications are that we did not find anything of significance during exploration. He said once CEVR reviews the pre-draft it will be sent to NMED for review and comment.

*SD-11 (SWMUs 86-90)*

Mr. Pike explained that this site is located out by one of Cannon's jet engine test facilities. He said a Phase III RFI is being performed at this site. The site consisted of an oil-water separator, leach field, and evaporation pond. Field work was completed at the site in Jan 96 time frame and EPA Region VI and NMED are still reviewing the RFI draft report. Mr. Richards commented on the distribution of outflow from the OWS at the site with regard to the various discharge points.

Mr. Pike explained to Mr. Richards that from what they could tell about this site, the out-flow from the oil-water separators went into three different locations: (1) a leach field (2) a surface containment, and (3) out onto the ground at one time. All of these locations make up the site.

*Landfill 3 and 4 RCRA Facility Investigation (SWMUs 105 and 104)*

Mr. Pike said that Landfill IV/Well N has had some groundwater concerns with the State of New Mexico. He said CEVR had put in a new monitoring well in Oct 94 and the first sampling showed traces of gasoline based organics. He said they were worried about it so they sampled again and it showed no evidence of organic contaminants. Mr. Pike said he talked to the Corps of Engineers heading the well sampling project. They determined the contractor used an air-rotary drilling system which they later admitted having some problems with the air filtration system. The exhaust fumes from the drill rigs engine had inadvertently been pumped down the hole while they were drilling. Ms. Julie Jacobs, from NMED, asked "when was the last sampling or next sampling?" Mr. Pike told her that "we just recently sampled Wells N & O about a month ago. And this report will be going up to the state soon." Mr. Pike also mentioned that CEVR is waiting for final approval on the RFI report submitted to NMED/EPA.

*IRP Document Reviews*

Mr. Pike mentioned that some of the IRP documents are available for review and would like to have the RAB's comments and opinions on these documents. (see list below)

Draft RFI Work Plan; Fire Training Area 4  
Draft RFI Work Plan; Area of Concern D (AOC-D)  
Draft RFI Report; Site SD-11 (Petroleum Hydrocarbons)  
Draft RFI Report; Site LF-05 (Retired Landfill)

**8. New Business**

*Land Use on- and off- Cannon AFB*

Mr. Pike introduced Mr. Jim Blizzard, community planner for Cannon AFB. Mr. Pike explained that Mr. Blizzard would be talking to them about the AF land use. Mr. Pike said that they are looking to start a sub-committee for this area too. He also explained that Mr. Blizzard would be discussing future land use, should Cannon AFB ever close.

Mr. Jim Blizzard thanked Maj Harrell and Col Ard for inviting him to this meeting. Mr. Blizzard explained that right now they are working on a general plan which is a "cap stone" for the comprehensive plan for the base. He explained that this plan is not just one plan, but it is a body of different documents that exist or are being prepared for utilities, land use, transportation, and housing areas. He said that there is a working group for this on the base. Mr. Blizzard said that recently he put together a briefing on Cannon AFB land use on and off the base. Mr. Blizzard started the briefing by describing the outer most area associated with the base. He explained that Class D airspace is the area from the ground to 6,800 feet Mean Sea Level above Cannon where our aircraft are operating. He said that we have military operational areas (MOAs) and military training routes (MTRs) that run across New Mexico and the surrounding states. He explained that aircraft only operate at supersonic speeds above 30,000 feet. He also explained that there is no anticipated changes for low altitude routes but there are efforts being made to expand high altitude routes. Mr. Blizzard said they are looking at adding Reese AFB MOAs, and the possible expansion of Pecos South MOA. He said land use is relevant to airspace in that sometimes complaints are made about the noise from the land users below airspace. Mr. Blizzard explained

that one thing that Cannon AFB is doing to help with noise complaints is to work with local governments in this area through the New Mexico Subdivision Act.

### *Melrose Air Force Range*

Mr. Blizzard discussed land use on Melrose Air Force Range. He said they had a major expansion in 1980. This expansion covered over 70,000 acres. Mr. Blizzard said this became very controversial. Issues during the expansion included disputes over boundaries. Mr. Blizzard explained the land on the Melrose Air Force Range is used mostly for lease grazing. The operations limit use for anything else and the development potential is limited by safety and infrastructure concerns.

### *Land Use Around Cannon AFB*

Mr. Blizzard explained that the immediate area around the base is the program he deals with. He said the predominant land use around Cannon AFB is agriculture. There is also mixed use development off the highway and a railroad line north of the base. There are some dairies east of the munitions storage area, mixed use development and highway south of the base, and scattered farms and SPS transmission lines west of the base; however, for two to three miles around Cannon there is relatively little encroachment which could effect the flying mission and potentially force closure of the base.

### *Air Installation Compatible Use Zone (AICUZ)*

Mr. Blizzard explained that the Air Force has developed and implemented the AICUZ Program to try to manage land use and development around the installation so we don't end up with an encroachment and lose our ability to perform the flying mission. Mr. Blizzard said the Air Force attempts to interact with counties to encourage appropriate land use in areas affected by aircraft noise. The Air Force recommends a comprehensive plan and a zoning ordinance to try to get compatible development in such areas as clear zones (CZ) and approach-the-park zones (APZ). Mr. Blizzard said that Curry County has deviated from this but the base has still managed to acquire easements restricting development in CZ and APZ. There are no solid county planning, zoning, or building codes. Mr. Blizzard said that there have been attempts to put together a comprehensive plan, but it was never implemented and as far as he knows there is no building code or building permit process that would help us in the areas critical today in Curry County. The City of Clovis has building permits in territorial zones, but it doesn't go out far enough to help Cannon AFB. Mr. Blizzard then explained the Joint Land Use Study (JLUS). He explained this is an Air Force effort to develop cooperation between county governments and the Air Force for developing an acceptable regulatory scheme for the land use permitting process so we can manage the lands around base.

### *Installation Land Use*

Mr. Blizzard explained that our installation land use consist of two major areas: (1) main base (3,450 acres) and (2) Chavez Manor (287 acres). He said the Air Force Community Planning Comprehensive Plan process recognizes 12 land use categories. Two of these have been combined into one for Cannon AFB purposes (Community Services and Commercial). City ordinances separate uses that are incompatible with housing area and areas that are used for aviation. Mr. Blizzard said Chavez housing area is isolated from the main base facilities. One area of concern is the munitions storage area which is constrained by the surrounding land use. This presents problems with meeting mission requirements as far as the ability to store different

kinds of weapon systems. Mr. Blizzard explained that there is a limited inventory of land available for development on the main base.

## **9. Rational National Standards Initiative (RNSI)**

Mr. John Pike explained that the RNSI is an ACC initiative that is being promoted by ACC and has been handed down to the base with limited support. The RNSI concept has two key points. The first refers back to human exposure to contaminants and soil. Mr. Pike explained that if you live in an area where children will be playing in the yard they are going to have a higher exposure to potential contaminants than if they go to the shopping center and wander around because the time of exposure is less. He explained that a family housing unit is referred to as "residential" and it is the most restrictive scenario. The RNSI bases its criteria on four categories: (1) Residential, (2) Commercial, (3) Industrial, and (4) Open Space. Mr. Pike pointed out that all of this is based on "Risk." Risk-based evaluation of sites is being pushed right now by NMED and EPA Region VI. The second point of the concept is that there would probably be less exposure in an "industrial" or "open space" scenario than in the "residential" area because of exposure time reductions.

### *RNSI's Correlation to Air Force Land Use Categories*

Mr. Pike explained that under the RNSI concept, "residential" would include dormitories and military family housing. This would be the most restrictive category for clean-up requirements at sites.

#### *Commercial would include:*

Medical  
Community Services (i.e., BX, Shopette, Commissary)  
Commercial  
Administrative (offices)

#### *Industrial would include:*

Mission (flightline)  
Air Force  
Industrial (where they fuel airplanes, change the oil, etc.)  
Airfield (runway)

#### *Open Space (least restrictive):*

Outdoor Recreation  
Open Space  
Water

#### *Concepts of RNSI*

The level of protection to human health remains the same based on "Risk Evaluations," although the level of cleanup required at sites will vary. Risk and proposed future land use are key to a determination of "how clean is clean."

## *RNSI Benefits*

Mr. Pike explained some of the benefits Cannon AFB could realize through the RNSI Program. One of the benefits stems from the fact that environmental dollars are tight and will continue to get harder to come by. The RNSI concept helps to reduce clean-up costs by permitting clean-up levels based on risk based criteria. RNSI and the RAB could also help to facilitate a team approach to answer questions like "how clean is clean?" He explained that NMED had asked Cannon AFB to present the challenge of offering suggestions on clean-up standards for the 19 oil-water separator sites being addressed under two Interim Corrective Action Projects to RAB members. Cannon AFB wants to clean these areas up to "industrial standards." Mr. Pike stressed that this is their opportunity to help the base by providing steering guidance on restoration issues.

Mr. Pike said he wanted to develop a sub-committee at this meeting to start working on the clean-up standards issue. This sub-committee would be working with the environmental flight at Cannon AFB, NMED, and EPA Region VI to offer suggestions on the levels of cleanup at SWMU/IRP sites on Cannon AFB. Mr. Pike explained that if they could clean up the areas in the industrial areas to industrial levels, the savings could be applied to another site cleanup.

Mr. Pike said the enforcement of the RNSI concept will be accomplished via the National Environmental Policy Act and the Air Force Environmental Impact Analysis Process. He said this would be enforced through a cooperative effort of land use oversight by the Cannon AFB Community Planner, Real Property, and the Environmental Flight. Mr. Pike said that methods for enforcement will continue to be updated and improved. Mr. Pike continued to explain that RNSI's success is dependent on the ability of the Air Force, regulators, and the community to agree upon future land use projections for base IRP and SWMU sites; agree upon clean-up goals for sites based on future land use criteria; and remain in compliance with the RCRA Corrective Actions Program.

## **10. EF-111Crash**

Col Ard discussed the EF-111 Crash that occurred on 24 Jun 96 at 10:05 p.m., in a remote area, between Tucumcari and Conchas Lake. He stressed that environmental concerns were factored into the way they processed and assessed the situation. Col Ard explained to the RAB members how the process works when responding to a crash like this. As soon as there is an indication that there has been a crash, a team from the base is assembled. This team assesses the situation and forms a Disaster Control Group (DCG). The DCG consist of a wide range of people from the base: Support Group, Civil Engineering, Environmental, Bio-environmental, Security Police, Public Affairs, and the Fire Department. Col Ard said they focus on keeping the aircraft and crew safe, securing classified information on the aircraft, and controlling the damage. Col Ard said that the aircraft that crashed was coming back from a training mission when it developed problems. Both crew member ejected safely. Col Ard explained that the processing/reviewing event that is used is very specific and that environmental and bio-environmental are one of the first organizations to go to the crash site. The environmental people focus on the environmental concerns and notify NMED what they have found. The process of evaluating the site is designed to help the DCG determine what is required and to look at the environmental issues. In this crash, the aircraft landed in an uninhabited area of a ranch. Col Ard mentioned that it was decided to leave most of the aircraft where it impacted because it would have more of an environmental impact if they tried to remove the debris. Again, Col Ard stressed that environment is a big factor in assessing the situation of a crash.

## 11. Subcommittees

The following sub-committees were formed:

### *Land Use*

| <b>Name</b>                   | <b>Phone Number</b>                               |
|-------------------------------|---|
| Mr. Forrest Carper            | HP: 763-0143<br>WK: 784-4195                      |
| Ms. Mona Lee Norman-Armstrong | HP: 762-0846                                      |
| Mr. Lawrence Palmer           | HP: (505) 359-0778<br>WK: (505) 356-6662, EXT. 11 |
| Mr. Jim Richards              | HP: 356-4830                                      |

### *Publicity/Marketing*

| <b>Name</b>         | <b>Phone</b> |
|---------------------|--------------|
| Dr. Marvin E. Towne | WK: 769-3626 |

### *Groundwater*

| <b>Name</b>          | <b>Phone</b> |
|----------------------|--------------|
| Rev Anthony Martinez | 356-4241     |
| Mr. Ray Hester       | 253-4336     |
| Mr. Jim Richards     | 356-4830     |

## 12. Closing Remarks

It was agreed upon to set the next RAB meeting sometime in September with the location to be determined. Col Ard extended his appreciation to all who attended the RAB meeting.

Meeting adjourned at 2130.



JOHN S. PIKE, GS-11  
Recorder

Attachment:  
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