

Piedra Lumbre Visitors Center

Master Plan

June 2016

New Mexico Land Grant Council



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Piedra Lumbre Visitors Center Master Plan

1.0 Study Objective

The Purpose of the Piedra Lumbre Visitors Center Master Plan is to provide findings regarding the existing site conditions of the center as well as inventory the physical structures located on the site. The Resource Center for Raza Planning located in the School of Architecture and Planning at the University of New Mexico was contracted by the New Mexico Land Grant Council to provide technical planning and design services in the area of land use planning, economic development, and architectural design. The Scope of work for the Piedra Lumbre Visitors Center was to develop a master plan for the former Piedra de Lumbre Wildlife Center located on U.S. Forest Service land encompassing 40 acres of land and included the following tasks:

- Economic Development analysis for adaptive re-use for economic development by local community land grants,
- Analyze the structural integrity of the existing buildings within the study site and their potential uses,
- Develop a Master Plan for the site based on economic analysis
- Hold a two public meetings with community land grant and forest service staff to provide input into the Master Plan,
- Facilitate Community Land Grant Stakeholders such as the Coyote Ranger District of the US Forest Service and Land Grant Communities made up of the Abiquiu, San Juan del Rio Chama, Juan Bautista Valdez, Tierra Amarilla, as well as heirs of the Piedra Lumbre Land Grant,
- and Provide recommendations for withdrawal of the Piedra Lumbre Visitor from the forest service for a community development public purpose.

The Mission of RCRP

The mission of the Resource Center for Raza Planning (RCRP) is to provide community development, design, and natural resources planning assistance to traditional Chicano communities of New Mexico. The goal of RCRP is to maintain the sustainability and survivability of our traditional communities by promoting the integration between the University of New Mexico and local communities. We are a technical research center housed in the School of Architecture and Planning and the University of New Mexico.

Birds Eye View of the Piedra Lubmbre Visitors Center Near Abiquiu Lake, New Mexico



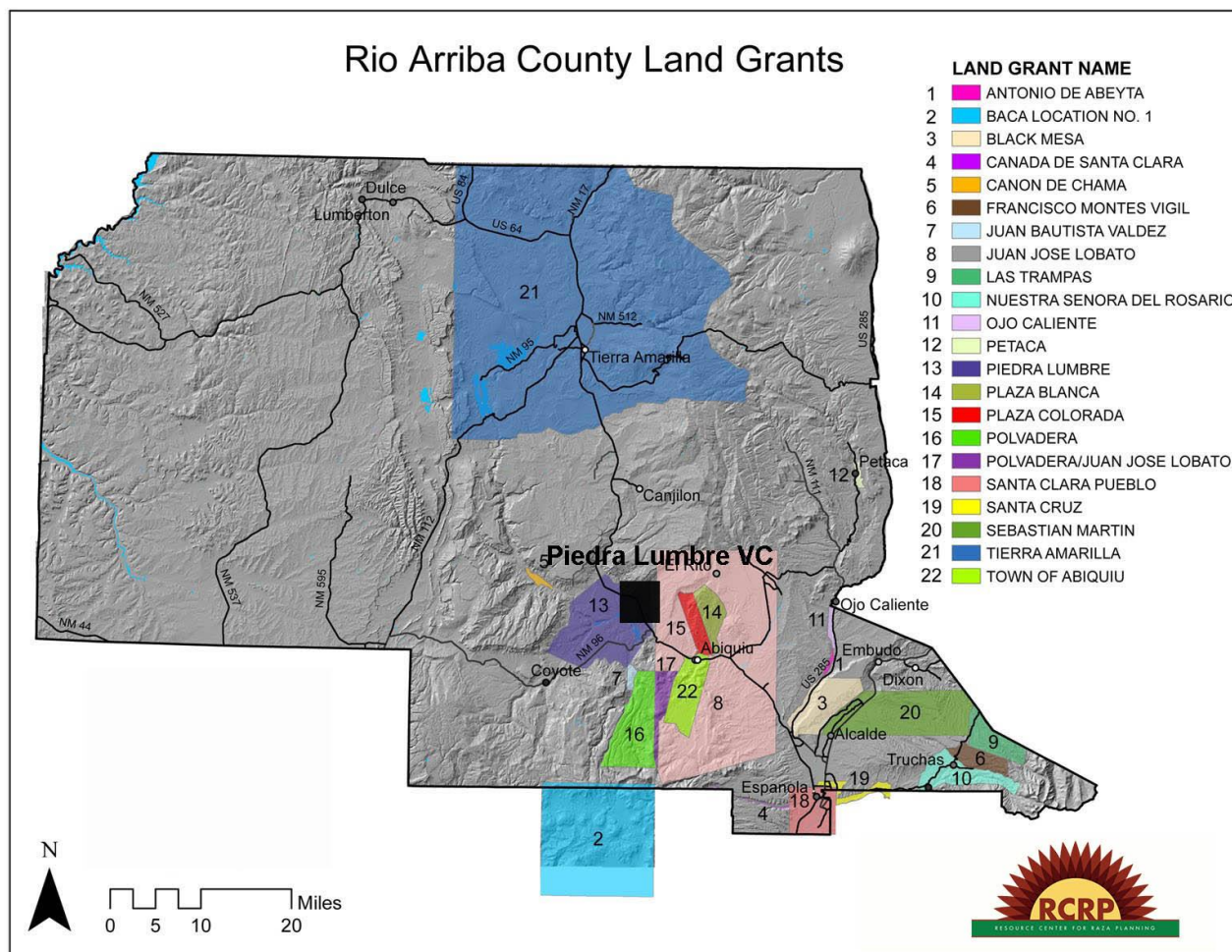
2.0 Background of the Piedra Lumbre Visitors Center

Since the 1960s, the US Forest Service has operated and managed a wildlife visitor’s center located within the Carson National Forest located in the historic Piedra Lumbre Land Grant. The area is often referred to as the Ghost Ranch community because the center is located adjacent to the Ghost Ranch Conference and Retreat Center owned and operated by the Presbyterian Church. The visitor’s center housed a tourist visitors center, museum, and a number of exhibits such as a wildlife exhibit and geology exhibit (Canjilon Ranger District, 2016). According to records of by the Canjilon Ranger District, approximately 100,000 people visited the center annually since the 1980s and peaked to an estimated 108,017 visitors in 1992. The site was popular for tourist visiting national parks and forest attractions within the northern New Mexico region. In addition, many local families in the Rio Arriba area would visit the center as a family outing to enjoy the wildlife exhibit which was very popular among residents. Budget cuts for the management of the facility by the federal government during the late 1990s compromised the ability of the Canjilon Ranger District at operate the center and by 1998 visitation to the center dropped to approximately 28,615 visitors. In July of 1999 the forest service closed operation of the visitor’s center.

In 2005, under an agreement from the Forest Service and the Ghost Ranch, the Piedra Lumbre Visitors Center was re-opened for public use (Stewart, 2014). During the late 2000s volunteers from Ghost Ranch maintained and operated most of the exhibits except the wildlife exhibit and generated funds for the gift shop and gallery. The Ghost Ranch business plan identified no religious purpose for the center. Its purpose was to:

1. Encourage an appreciation of Northern New Mexico culture and traditions
2. Provide environmental education in land management, ecology and water conservation, paleontology, geology, archaeology and astronomy
3. Act as an economic stimulus by encouraging increased tourist activity
4. Provide job development opportunities for Rio Arriba County and an outlet for local arts and crafts sales

However, by 2011 Ghost Ranch had struggled to keep the PLVC open and operational as set out by the original business plan. The PLVC has remained vacant for the last several years and the lack of funds for maintenance of the facility have compromised many of the structures. The purpose of this study is to evaluate the existing site, determine possible uses, and develop recommendations on behalf of the New Mexico Land Grant Council based on if there is opportunity for a collective of area land grants that may consider acquiring the site from the US Forest Service for a public purpose and economic development.



Peidra Lumbre Visitors Center Master Plan 2016

3.0 Community Land Grant Participation

For the Development of the PLVC Mater Plan, RCRP along with the UNM Land Grant Studies Program conducted a total of three meetings in addition to many extensive site visits to the PLVC facilities. Meetings were held at the Abiquiu Land Grant administrative office and included participation of all the land grants in the Rio Chama region. A total of four land grants participated in the planning process organized by New Mexico state statute governing community land grants. The community land grants represented through the process were: the Abiquiu, San Juaquin del Rio Chama, Juan Bautista Valdez, and the Tierra Amarilla Land Grant. Individuals from the Piedra Lumbre Grant participated in the PLVC Master Plan and expressed an interested in the long term future use of the facility, however Piedra Lumbre is not yet organized as a community land grant under New Mexico state law. The agenda for the three community participation meetings were organized in the following manner: 1) Site Conditions and Background, Meeting 2) Collaborative Governance and Organization and Proposal for Land Transfer, and 3) Opportunities and Challenges for future development of the PLVC. The dates of the community participation meetings were conducted on the following dates:

April 20, 2016, Abiquiu, New Mexico

May 10, 2016, Abiquiu, New Mexico

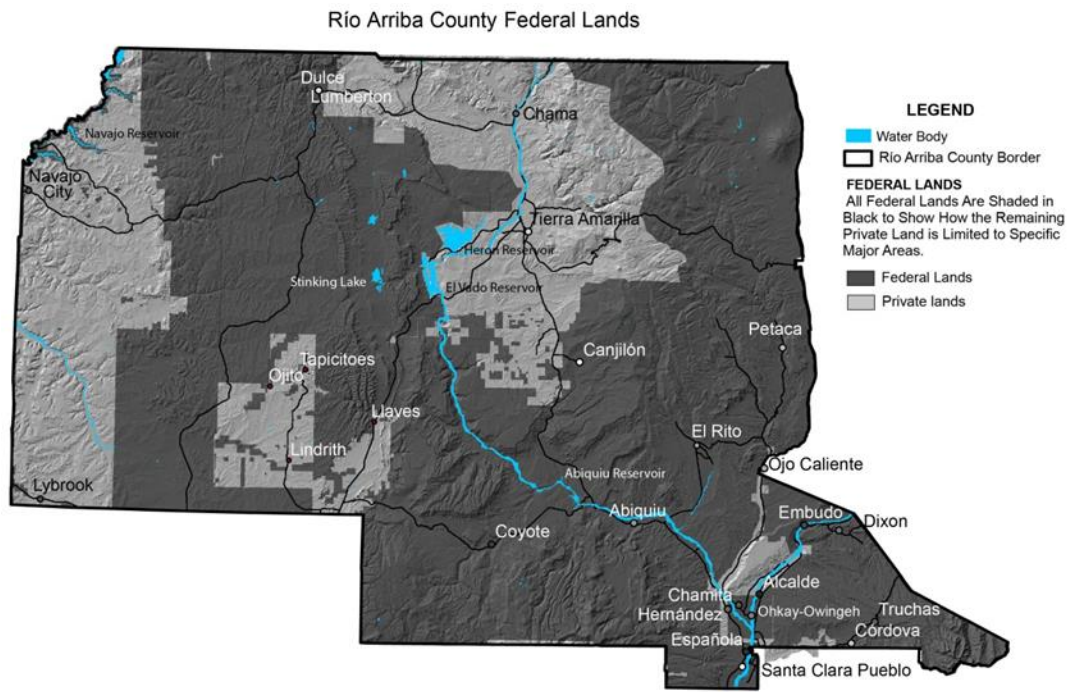
May 17th, 2016 Abiquiu, New Mexico



Photo: Community Meeting on April 20th 2016, Abiquiu Land Grant

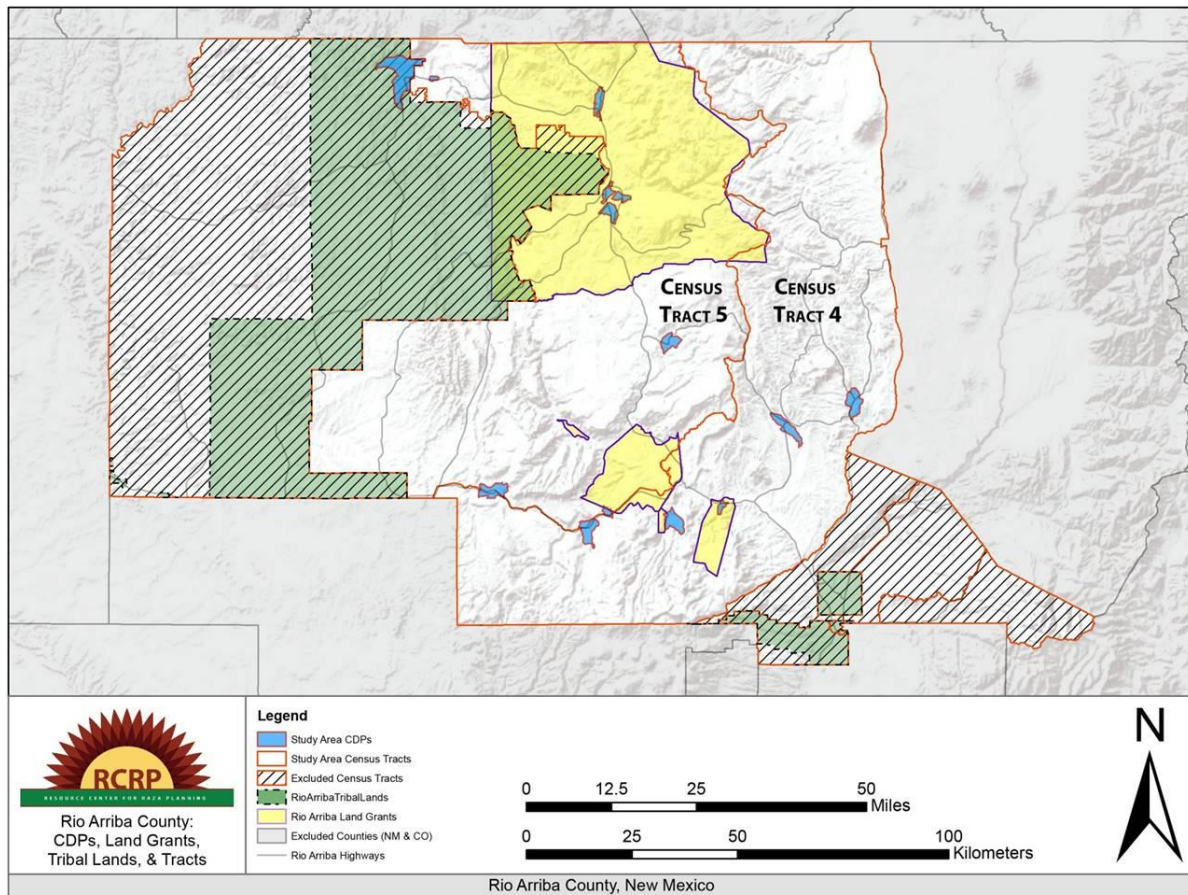
4.0 Existing Economic Conditions

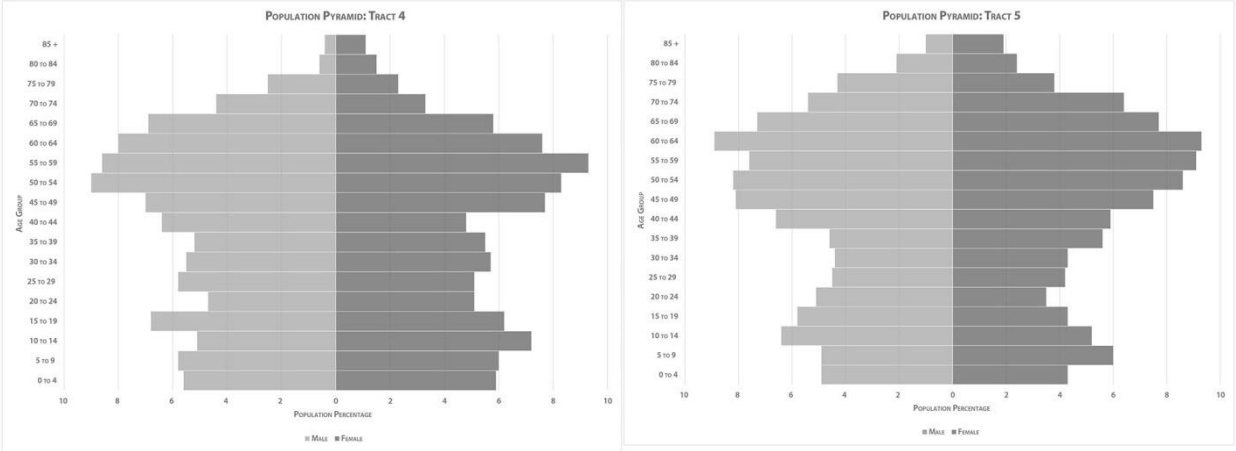
According to the Rio Arriba County Comprehensive Plan (Rio Arriba, 2012), approximately 70% of the land base is held under federal ownership and management of the U.S. Forest Service, Bureau of Land Management as well as Bureau of Indian Affairs held in trust for three reservations. Much of the federal land today was formal communal land of Spanish and Mexican Land Grants and many local residents in Rio Arriba still hold a strong connection to these territories (Benavides, 2008). In the past several decades, communities in the Rio Arriba region have seen a decline in local job opportunities as well as a decline in population. According to the 2000 census, the population of Rio Arriba County was 41,249 and had slowly declined to the current estimate which is 39,465 (US Census Bureau, 2016). Based on restrictive federal policies regarding the use of grazing and timber on Forest Service lands, timber mills have closed in communities and the number of allowable animal units grazing in the forest continues to be reduced. Since the end of WWII, Rio Arriba has seen a movement away from agriculture as the base of the economy to a wage based economy. In the past, employment opportunity existed at the Los Alamos National Laboratory or with federal agencies such as BLM or the US Forest Service. Since the Budget Control Act of 2011, there is little opportunity for jobs in local federal agencies. Currently, the State of New Mexico has not recovered from the national recession of 2008 and is hardest felt in the rural communities of New Mexico. The adaptive re-use of the PLVC may create opportunity for employment in the Rio Chama Basin where currently there is a lack of job opportunities.



4.1 Demographic Conditions on Piedra Lumbre Visitors Study Region

The community land grants that participated in the PLVC Master Plan, as mentioned in section 3.0 are located in Census Tract 4 and 5 in Rio Arriba County. In 2010, the two census tracts combined had a population of 8,477 people. The population of census tract 4 was 4,766 and the population of census tract 5 was 3,711 US (Census,2010). Approximately 70% of the study area is Hispanic. The Median income for tract 4 was \$41,688 and \$43,500 for tract 5 and both were higher than the Median Income for Rio Arriba County as a whole which was \$38,635. The Median income for the state of New Mexico in 2010 was \$44,968 which is slightly higher than Rio Arriba County. However, the most significant finding is the demographic age distribution in both census Tract 4 and 5. Both Census tract account for a significant aging population in which many working adults between the age of 25 to 40 years of age leave the region. Based on the analysis of this study, it is apparent that many working families leave the study area because of the lack of employment opportunity. In order that change the out migration pattern of young families in the study area, strategic economic development opportunities need to be developed in order to reverse this trend. There is a strong local tourism industry in the Abiquiu and Tierra Amarilla area in which the PLVC could be repurposed to create employment opportunities for land grant communities in the study area.





3.2 Potential Benefits of Forest Service Disposal for Economic Development

The withdrawal of the of the PLVC to a local community economic development efforts would provide economic opportunity for local community land grants being impacted by the outmigration of young families out of the Rio Chama region. Under the current conditions, the US Forest Service lacks the resources and funding to reopen and operate the PLVC. The disposal of the PLVC to local community land grants for the operation and management for local community use would benefit the general public. Based on community meetings with the community, the following opportunities were identified as opportunities for acquiring the PLVC:

- Economic Development
- Local Job Creation
- Develop Opportunity of Community Use of the PLVC
- Provide a Public Benefit to Residents and Tourist
- Develop Capacity of Land Grant Communities to Pursue Development Projects

5.0 Existing Site Conditions Analysis

For the purpose of developing a Master Plan for adaptive re-use of the PLVC for a local economic or public purpose. A full analysis was conducted regarding the existing site conditions for infrastructure, soil, slope, building inventory as well as the estimated current market value of the PLVC site. Although the existing site of the PLVC occupies approximately 10 acres of land, a forty acre study area was defined based on the current federal guidelines regarding disposal of Forest Service lands. For that purpose, the study area was defined as 40 acres including the majority of the existing facilities in the PLVC except for the storage tank west of NM 84 as well as the waste water storage lagoons which are actually located on property owned by ghost ranch. Therefore, the study area includes 40 acres including the core complex of the PLVC and vacant land to the North of the site.

Study Area Map



5.1 Water Infrastructure

The PLVC site is provided potable water by an existing well that provided adequate water supply during the full use of the facility including when the wildlife exhibit was in operation in the late 1990s. The water system was also connected to an extensive water treatment system to provide a high water quality filtering system and a large capacity storage tank. In approximately 2006, the water filtering system was by-passed by the contract operators of the facility when a water softening system was installed. According to Forest Service staff, water transmission lines from the well to existing buildings will need to be replaced. In May of 2016, as part of this study; a water quality test was conducted to test for any concerns about the water quality of the existing well. According to the findings of a water test conducted by New Mexico Water Testing Lab, the Microbiological Report for the PLVC well tested to meet safe drinking water standards (NMWTL, 2016). See Appendices

5.2 Waste Water Infrastructure

Since the start of operation of the PLVC, the facilities have utilized a septic system to provide waste water treatment. In the 1980s, a lagoon waste water treatment was design and constructed to support the growing waste water treatment needs of the facility as well as support future expansion of the facility. However, due to a surveying error, the waste water lagoons were constructed adjacent land not owned by the US Forest Service and connection to this system never occurred. Therefore, Waste Water Infrastructure may not be adequate for existing uses in addition to any future uses at the PLVC.

5.3 Electricity and Natural Gas

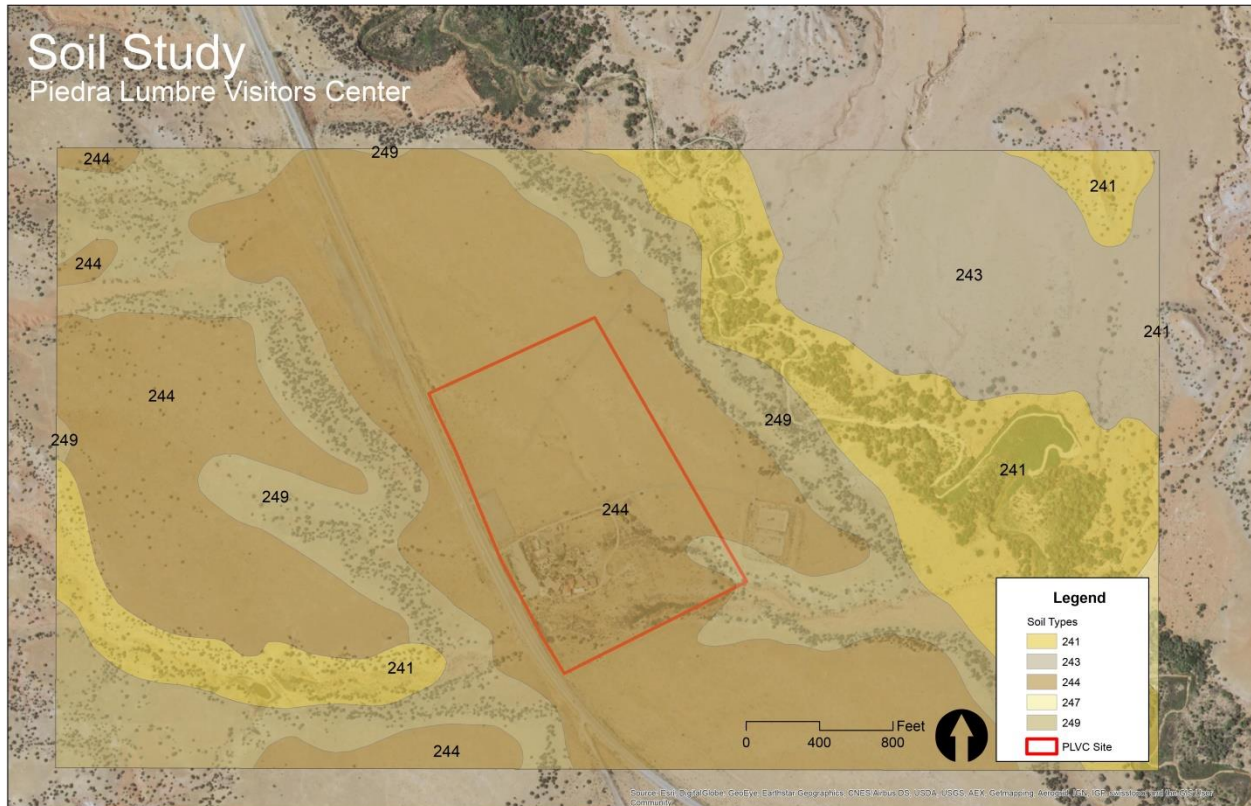
The site is currently served electric power by Northern Rio Arriba Electric Cooperative and is adequate infrastructure to support existing or future expansion of uses. There is no natural gas utilities that service the site and Gas Utilities are provided by butane storage. Therefore, there are no constraints to utility infrastructure that would compromise the adaptive re-use of the master plan study area.

5.4 Soil and Slope Analysis

According to the soils report generated for this study, almost the entire study area consist of a Scholle-Silver Loams (244) which is suitable for residential and commercial development under 3 stories in height (NRCS, 2016). The site is characterized by a generalized slope of approximately 3% which is suitable for development. Existing buildings are sited in good locations for site drainage however future development should be set back from arroyos on the south portion of the site as well as in the north east segment of the site. There are no slope or soil limitations to the development of commercial, institutional buildings, or residential buildings three stories in height or less.

Soil Horizon for Sholle-Silver Loams 244

- 0 – 7 inches – Loam
- 7 – 17 inches – Sandy Clay Loam
- 17 – 24 inches – Gravelly Clay Loam
- 24- 60 inches – Gravelly Sandy Clay Loam



5.5 Building Inventory

Following is a brief assessment of the existing building stock on the Piedra Lumbre site. The report will focus on the nine primary buildings/structures deemed to have the greatest potential for reuse and or rehabilitation. The following assessment is based on a site visit, which included a visual inspection and anecdotal oral report of the construction history gleaned from forest service personnel during the site visit. Valuations of existing structures and construction and demolition costs provided by local real estate brokers and construction contractors. Based on this evidence the buildings/structures potential for reuse and or rehabilitation are ranked on the following scale of A/F.

- A - Highest Potential for Reuse / Rehabilitation
- B- Moderate Potential for Reuse / Rehabilitation
- C- Marginal Potential for Reuse / Rehabilitation
- F- Minimal Potential for Reuse / Rehabilitation

Peidra Lumbre Visitors Center Master Plan 2016

The forest service ceased active use of the Pierre Lumbre site at the turn of the millennium. In the mid 2000s, a private contractor negotiated a lease from the forest service and operated a museum/ gallery using a portion of the site for half a dozen years. As a consequence the building and site maintenance during the past two decades has been minimal and inconsistent, leading to deterioration that in some cases is quite substantial. The buildings are predominantly slab on grade without crawl spaces or attics, thus concealing structural systems, plumbing and mechanical systems and electrical systems from direct inspection. A preponderance of the buildings are roofed with “pro panel” painted steel sheet roofing with slopes (~1:12) substantially less than the recommended minimum slope of 3:12. This has contributed to a number of roof failures, some of which show signs of repair. Windows are at best first generation residential double paned units, which perform well below current energy standards. Finishes both exterior and interior are at a minimum in need of repair and refinishing and in many cases should be replaced. Given the construction dates for the buildings, it is safe to assume that thermal insulation if present is well below current standards. The accretive development of both the buildings and the site contributes to an informal arrangement of discrete spaces that present substantial challenges for reuse, renovation and addition.

1. Main Entry/Gift Shop/Exhibit Hall/Office Space/Restroom = 3,163 square feet. Constructed late 1950’s/early 1960’s. Overall the buildings condition is graded as a “C+”. It’s marginal value for rehabilitation/ renovation is enhanced by it’s central location on the site, it’s size and plumbing infrastructure. Wood frame construction over concrete slab on grade. Stucco exterior with painted plaster / gypsum wallboard interior. Painted steel sheet “pro panel” roofing (low slope). Mix of single paned and double paned glazing. Mix of sheet flooring, carpet, etc.



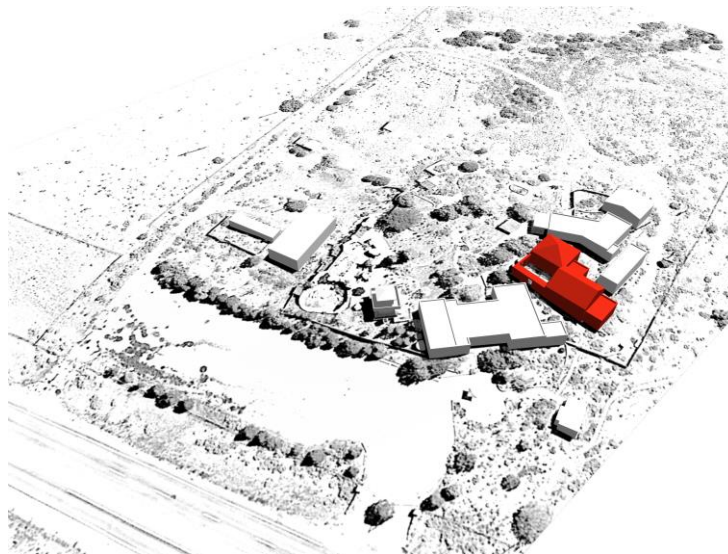


Exterior Portal facing the North

Evidence of roof failure on the northwest corner of the building, note the 1:12 or less slope of the painted steel sheet roofing.

2. Gateway Museum/Exhibit/Auditorium/Office space/Restrooms = 2,531 square feet. Constructed late 1980s. Overall this building is graded as a “B”. It is the most recent and substantial building of the group. Adobe walls with cement stucco exterior and plaster interior are in good shape. Exposed wood Column and Vigas structure have worn well. The painted steel sheet roofing here is deployed on a steep slope (>3:12) and is consequently performing much better.

Entry Courtyard

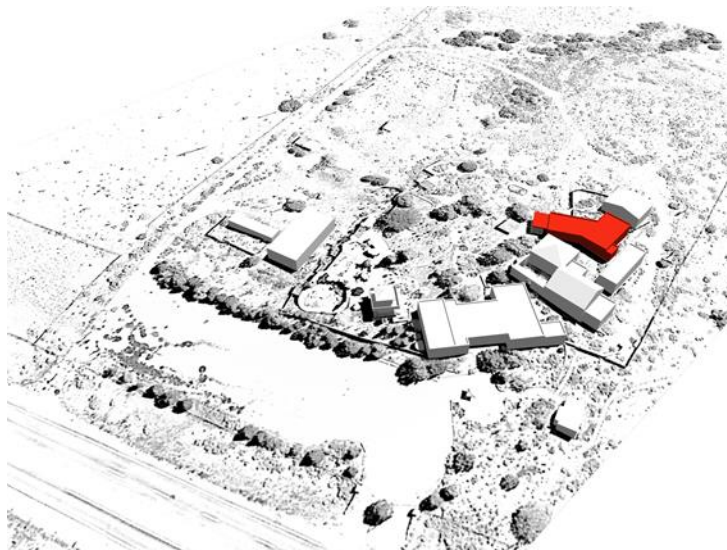




Interior of Gateway Museum

3. Beaver Museum (1,342 sq. feet)/Residence Apartment/Old Well House (1,570 sq. feet). Constructed late 1950's/early 1960's. Overall this building is graded as a "C-". Wood frame construction over concrete slab on grade. Stucco exterior with painted gypsum wallboard interior. Painted steel sheet "pro panel" roofing (low slope). Single paned steel casement windows. Mix of sheet flooring, carpet, etc.

Exterior- single paned steel casement windows, evidence of stucco deterioration.

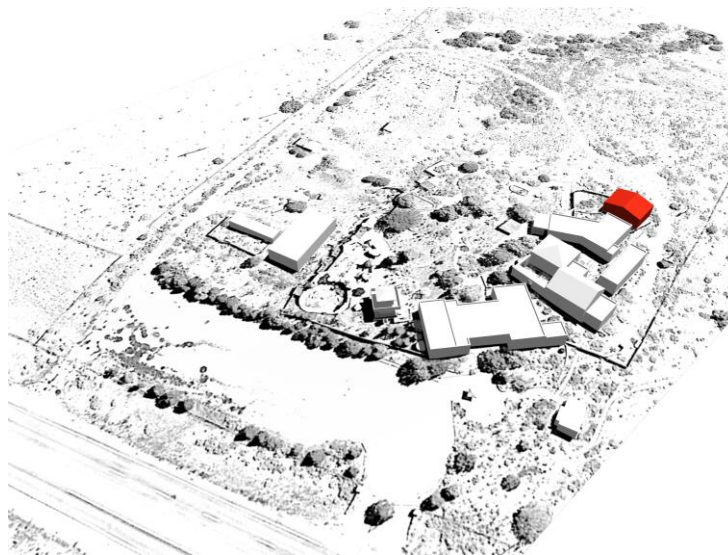




Exterior

4. Garage = 790 square feet. Constructed 1980s. Overall this building is graded as a “F”. Wood frame construction on spread concrete footing. Earth floor. Stucco exterior with exposed frame interior. Painted steel sheet “pro panel” roofing (2:12 slope). Significant rodent and insect infestation reported.

Garage Exterior





Exterior View

5. Water Treatment Building = 1,056 sq. feet. Constructed 1970s or 1980s. Overall this building is graded as a “C+”. Wood frame construction over concrete slab on grade. Stucco exterior with painted plaster / gypsum wallboard interior. BUR roofing (low slope). Mix of single paned glazing. Exposed concrete flooring.

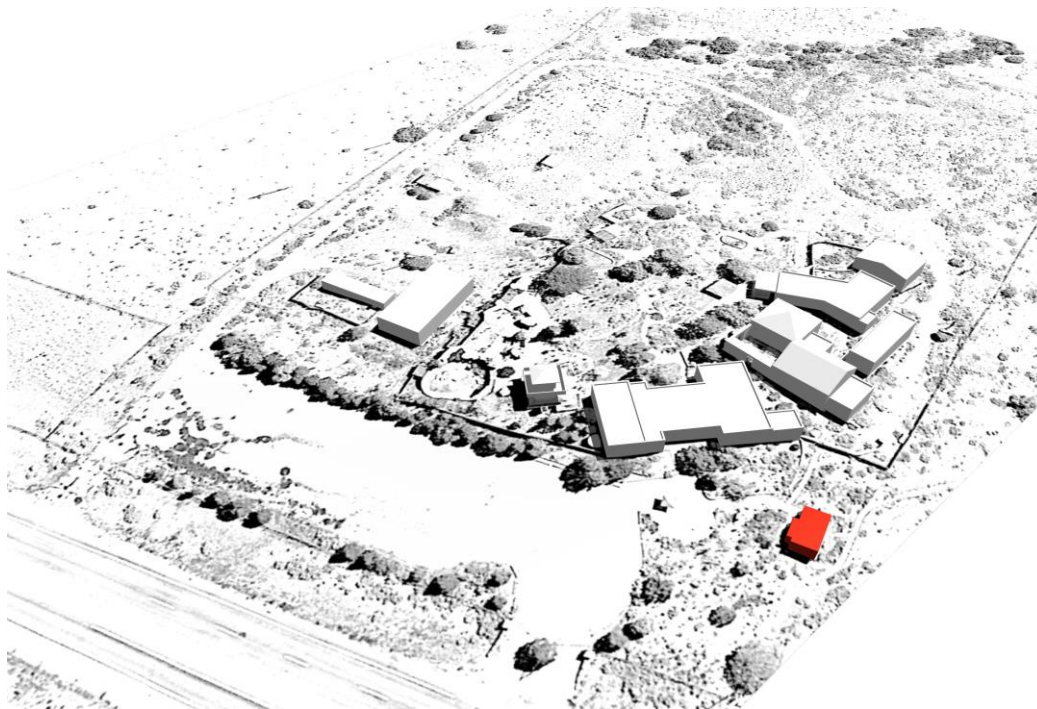




Interior View

6. Range Exhibit = 462 square feet. Constructed 1980's. Overall this building is graded as a "C-". Wood interior/no plaster Wood frame construction over concrete slab on grade. Exterior - sandstone veneer wainscot mix of stucco and unfinished diagonal wood siding. Wood interior. Painted steel sheet "pro panel" roofing (low slope).

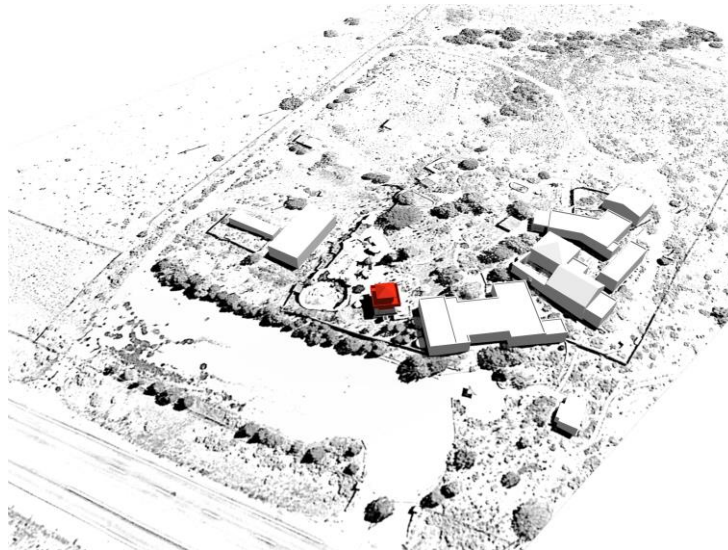
Entry





Exterior View

7. Fire Tower/Public Restrooms/Utility closet = 576 square feet. Constructed 1980s. Overall this building is graded as a "B -". Composite construction. Wood frame over concrete substructure. Sandstone veneer over concrete (lower level), painted wood siding and exposed wood structure (upper level. Glazed exterior hydraulic lift (two stops), currently non functioning. Exterior steel railing system. Wood shingle roof. Exposed wood interior. Double paned glazing.



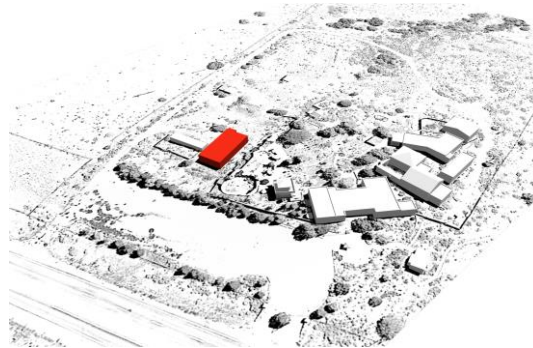


Exterior View



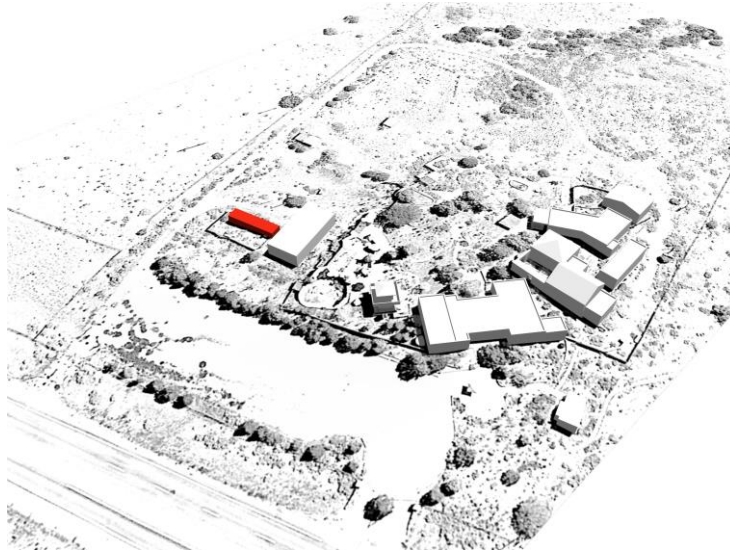
Interior View

- 8. Maintenance Building/Shop/Old kitchen/Restroom = 1,938 square feet. Constructed 1970s. Overall this building is graded as a “F”. Light gauge steel frame, sided and roofed utility construction. Significant rodent and insect infestation reported.



Exterior

- 9. Single wide trailer = 460 square feet. Overall this building is graded as a “F”. Old mobile home construction. Significant rodent and insect infestation reported.



Exterior View

In addition to these nine buildings there are a number of smaller sheds, shade



Exterior

structures, etc. as well as a significant amount of landscape infrastructure, the most notable being the “zoo rock” animal exhibit area between the fire tower and the maintenance building. These smaller structures and existing landscape infrastructure have substantially deteriorated over the past two decades and while they appear to have little value for reuse, will have a significant demolition and removal cost.
“Zoo Rock” Exhibit Area



“Zoo Rock” Exhibit Area”

In summation the central core of the building stock on the Piedre Lumbre site, including the: 1) Main Entry; 2) Gateway Museum/Auditorium; 5) Water Treatment Building; 7) Fire Tower appear to have the greatest potential for reuse and renovation. These core buildings while still requiring a substantial investment in order to bring them up to current standards are centrally located, contain the critical systems (power, water & sanitary), provide the most useful and flexible arrangement of interior and exterior spaces are in the best overall condition.

5.6 Estimated Valuation of the PLVC

Based on the inventory of building and improvements at the PLVC site, a property valuation was conducted to provide an estimated value. The value is only an estimated value considering that to determine the actual value, an official appraisal will be conducted by licensed commercial appraiser at the time the property is considered for withdrawal by the Forest Service. However, the value of the property must be valued with many environmental liabilities takes into consideration such as removal of the wildlife exhibit as well demolition of buildings due to rodent infestation such as the maintenance building and mobile home structure. Table 2 provides an itemized rational model for the valuation of the PLVC.

The current estimated value, as determined by this study is a range from \$155,200 to \$256,000. The estimated value of the unimproved land for a 40 acre tract in the Upper Rio Chama area is approximately \$40,000. The estimated value of the land and improvements such as the well and buildings that can be re-purposed is approximately \$393,000. However, due to safety and environmental hazards associated with four structures as well 5000 square foot area of artificial rock associated with the wildlife exhibit that will need to be demolished and removed; the estimated cost of site remediation could range from \$146,400 - \$237,600. The range in the cost estimate for

site remediation and demolition is dependent on the cost of transportation and tipping fees based of demolition material to the solid waste facility in Santa Fe, New Mexico. Currently Rio Arriba County does not allow for disposal of hazardous material and construction debris locally. The liability of environmental remediation greatly reduces the value of the improvement since most of the existing structure poses a challenge to reuse as well as the safety concern associated with wildlife exhibit.

The U.S. Forest Service may want to consider environmental remediation of environmental conditions before this site is deemed ready for transfer or withdrawal. The environmental liabilities that exist on the site reduce the real value of the PLVC.

Table 2
Piedra Lumbre Value Analysis

Estimated Land Value		
Peidra Lumbre 40 Acre Site		Total Land Value
(No Assigned Land Use Can Be Determined)		40,000.00
Estimated Improvement Cost		Total Improvement Value
Well Infrastructure Value	8,000.00	353,000.00
Entrance/Gallery Building (2,900 sq. feet)	112,500.00	
note: value at \$25.00 square feet		
Theatre/Museum Building		
note: value at \$75.00 square feet	217,500.00	
Tower/Bathrooms		
note: value at \$20.00 Sq. feet	9,000.00	
Pump House (1000 Sq. feet)	6,000.00	
(note: a value of 0.00 assigned to Septic Tank)		Total Estimated Value
		393,000.00
Estimated Site Liabilities (Demolition)	Low Range (No Hazardous)	High Range (Haz. Materials)
Exhibit Residence Building (2,300 sq. feet)	23,000.00	46,000.00
Garage (1,100 square feet)	11,000.00	22,000.00
Maintenance Building (2000)	20,000.00	40,000.00
Trailer House (480)	2,400.00	4,800.00
Animal Exhibit-Rock Materials (5000 sq. feet)	75,000.00	100,000.00
<u>Estimated Liability Demolition Range</u>	<u>131,400.00</u>	<u>212,800.00</u>
Transport of Santa Fe Solid Waste Facility		
Note: Ghost Ranch to Santa Fe 75 Miles + fees	15,000	25,000
Estimated Cost of Transportation of Demo. Mat.		
Water Line Replacement 350 feet of 2 inch diameter	7,350	7,350
Total Estimated Liabilities Cost	153,750.00	245,150.00
	Total Estimated Value PLVC	\$147,850.00 - \$239,250.00

6.0 Recommendations Conceptual Master Plan



6.2 Master Plan Recommendations

Based on the community meetings with stakeholders from the Coyote Ranger District of the US Forest Service and Land Grant Communities made up of the Abiquiu, San Juan del Rio Chama, Juan Bautista Valdez, Tierra Amarilla, as well as heirs of the Piedra Lumbre Land Grant; it is recommended that PLVC be considered for disposal for community and economic development purposes. The disposal is justified based on the budget constraints to the local Canjilon Ranger District to manage and maintain the Piedra Lumbre Visitors Center. Furthermore, local community land grants would benefit from the uses developed at the site for community and economic development purposes that create employment and youth development opportunities. The uses generated would also provide a public benefit through education, recreation, and services to Rio Arriba County, the State of New Mexico and the broader American Public. Based on a community visioning session with land grant communities on May 16, 2016 and site planning analysis, the following phased development options were generated as potential community and economic development strategies for the PLVC:

Phase 1 Option: Short Term

- Utilize Museum and Theater
- Re-open observation Tower
- Create information Center for the General Public
- Support Community Programing for Communities
- Develop Youth Educational and Youth Development Programing
- Develop Working Farm/Ranch (Rodeo Grounds)

Phase II Option: Potential Uses Long Term in addition to uses in Phase I

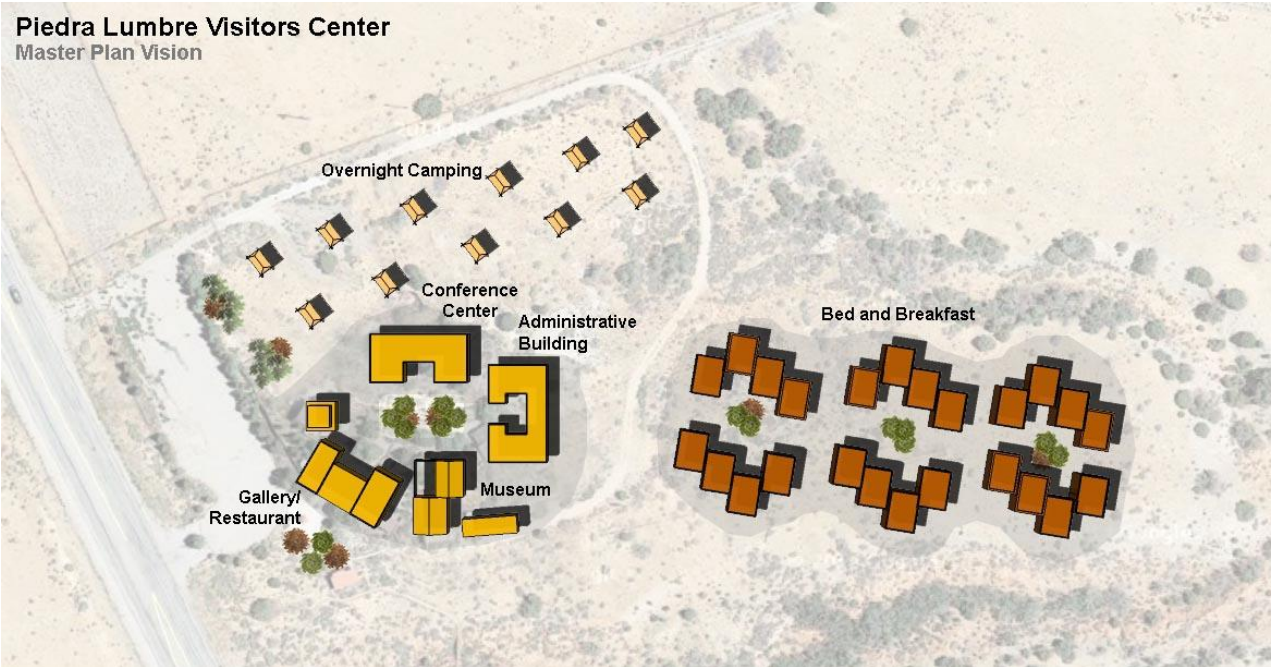
- Open Restaurant / Art Gallery
- Develop Working Ranch/Farm
- Camping Facilities
- RV Facilities
- Conference Center

Phase III Option: Includes Uses in addition to uses in Phase I and Phase II

- Bed and Breakfast
- Travel Center Gas Station
- Craft Brewery/Winery
- Support Eco-Tourism

Master Plan Conceptual Vision

As part of this study, a Conceptual Master Plan Vision was developed to visualize how the PLVC site could support some of the uses options generated as part of the public process. Some of the uses visualized in the Master Plan allow for flexible use that could incorporate a conference center for community and youth programming in addition to the typical uses at the visitor’s center such as the gallery and museum uses.



Plan View of Master Plan Vision



Birds Eye View of Master Plan Vision

Infrastructure Limitations

The only major constraint to future development or build out of the Master Plan Vision is waste water treatment. Most of the infrastructure is adequate to service existing uses at the PLVC such as electricity, propane, and electrical utility services. However, for the reopening of the PLVC, a commercial septic system will need to be installed and should be sized to support the entrance building, tower building and bathrooms, conference center, administrative buildings, camp sites, and potential bed and breakfast and dormitory. A commercial grade system of the size could range in cost from \$100,000 to \$250,000 based on capacity need. Also, approximately 350 feet of 2 inch water line will need to be replaced to the Entrance, Fire Tower Bathroom, and Museum buildings with an estimated cost of \$7,350.00.

Study References

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- 7.0 Appendices
 - a. Letters of Community Support by Community Land Grants
 - b. Microbiological Report



MERCED DEL PUEBLO ABIQUIU
PO BOX 179,
ABIQUI, NM 87510

May 17, 2016

James Duran, Forest Supervisor
Carson National Forest
208 Cruz Alta Rd
Taos, NM 87571

Mr. Duran,

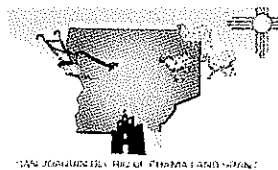
On Tuesday, May 10, 2016, the Merced del Pueblo Abiquiu held its regularly scheduled Board of Trustees meeting which included a discussion regarding the possible acquisition of the property known as the Ghost Ranch Living Museum. Based upon the information presented by Moises Gonzales and yourself regarding the potential uses and value of this property, the Board of Trustees voted to officially support exploring the options associated with acquiring the property in collaboration with the other land grant partners. The Board of Trustees is hopeful that we can develop a plan for the property that provides a mutual benefit to the surrounding land grants and communities in the area.

On behalf of the Board of Trustees, I would like to extend our sincerest appreciation and gratitude for all of the hard work and effort put forth by the folks at University of New Mexico in cooperation with the Forest Service and others in helping to lay the foundation in order to make this acquisition possible. We look forward to working with the New Mexico Land Grant Council, UNM, and other land grants regarding the matter.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Archuleta".

David Archuleta, President
Merced del Pueblo Abiquiu



P.O. Box 262
Gallina, NM ZIP
87017

Phone: 575-638-0434

San Joaquin Del Rio De Chama

Carson National Forest
Forest Service Building
James Duran
Forest Supervisor
208 Cruz Alta Road
Taos, New Mexico 87571

May 16, 2016

RE: Ghost Ranch Land Purchase

Dear Mr. Duran:

The San Joaquin Del Rio De Chama board of directors met on Monday May 16, 2016, and all were in agreement in moving forward with the Piedra Lumbre Event Center with the four other local land grants and the US Forest Service.

I can be reached at (505) 307-2165 if you should have further questions or concerns.

Sincerely,

Leonard Martinez
San Joaquin Del Rio De Chama
President



**La Merced de Los Pueblos de
Tierra Amarilla**
P.O. Box 205, Tierra Amarilla, NM 87575

Board of Trustees
Steve Polaco, President
Diamino Archuleta, Vice-President
Melvin Apodaca, Treasurer
Diana Candelaria, Secretary
Carlos Chacón, Sergeant-at-Arms

May 16, 2016

James Duran, Forest Supervisor
Carson National Forest
208 Cruz Alta Rd
Taos, NM 87571

Dear Mr. Duran:

The Board of Trustees of the Merced de Los Pueblos de Tierra Amarilla met on May 1, 2016 and unanimously voted to proceed with negotiations with the Carson National Forest to jointly acquire the Piedra Lumbre Visitor's Center along with the Abiquiu, San Joaquín del Río Chama and Juan Bautista Baldes land grants. We are receiving support through this process from the New Mexico Land Grant Council. We look forward to working with you and the Carson National Forest on this project. Thank you.

Sincerely,

Steve Polaco,
President

Juan Bautista Baldes Land Grant
Box 11
Canones, NM 87516

May 16, 2016

James Duran, Forest Supervisor
Carson National Forest
Santa Fe, NM

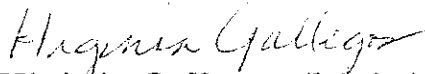
Dear Mr. Duran:

SUBJECT: PIEDRA LUMBRE VISITORS CENTER

We, the Board of Trustees of Juan Bautista Baldes Land Grant, located in Canones, NM, have agreed to proceed with the five Land Grant and pursue in acquiring the Piedra Lumbre Visitors Center (Old Ghost Ranch Museum).

Please keep us in mind of any meetings or discussion in the above matter.

Sincerely,


Higinia Gallegos (higiniagallegos@yahoo.com)
President

ESP 10507

MICROBIOLOGICAL WATER REPORT

New Mexico Water Testing Laboratory, Inc.
NMED Lab #9419
P.O. BOX 1506
Española, New Mexico 87532
Office: (505) 753-6028 or (505) 929-4545 (Cell)

Sample No.: ESP 10507	Date Received 5/24/16	Date Analysis Began 5/24/16
	Time Received 15:55	Time Analysis Began 17:07

SAMPLE INDENTIFICATION

LABORATORY RESULTS

Water Supply Name: Pedria Lumbre Abiquiu	I.D. Code No. [] [] [] [] [] [] [] [] [] []	DRINKING WATER: Type of Test Colilert-SM 9223B Total Coliform per 100 ml: <input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent	Type of Test Colilert-SM 9223B
County Rio Arriba	WSS Code No. [] [] [] [] [] [] [] [] [] []		E. Coli per 100 ml: <input type="checkbox"/> Present <input checked="" type="checkbox"/> Absent

COLLECTION INFORMATION

REJECTED SAMPLE (PLEASE RESAMPLE)

Date Collected Mo Day Year 0 5 2 4 1 6	Time Collected 15:01	Collected By Frank Naranjo	<input type="checkbox"/> Sample too old. Not received within 24 hours of collection
Collection Location: Project Well Head			<input type="checkbox"/> Temperature violation (above 10 C)
			<input type="checkbox"/> Form incomplete. See Checked Item.

TYPE OF SYSTEM

Check One: <input type="checkbox"/> Community <input type="checkbox"/> Non-Community <input checked="" type="checkbox"/> Private Well Sampled Iced? <input checked="" type="checkbox"/> Yes (Temp. 4 - 10° C) <input type="checkbox"/> No Other Specify _____ Disinfected? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residual <u>0.00</u> mg/l	CERTIFICATION: Sampler Certification Number: <u>04538</u> Relinquished by: <u>Frank Naranjo on 5/24/16 @ 15:55</u> Received by: <u>Frank Naranjo on 5/24/16 @ 15:55</u>
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TEST REQUIRED

<input checked="" type="checkbox"/> Total Coliform & E. coli Method: Colilert-SM 9223 B	Repeat Locations: <input type="checkbox"/> Down Stream <input type="checkbox"/> Upstream <input type="checkbox"/> Original <input type="checkbox"/> Other Original Sample # _____	COMMENTS Sample Sealed: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
--	---	---

REASON FOR SAMPLING

<input type="checkbox"/> Routine <input checked="" type="checkbox"/> Special Sample <input type="checkbox"/> Repeat Sample <input type="checkbox"/> Monitoring Sample	ANALYST: <u>Fru</u> DATE REPORTED: <u>5/25/16</u>
--	--

SEND RESULTS TO THE FOLLOWING:

NAME: _____

ADDRESS: _____

CITY: _____ STATE: _____

PHONE: _____ ZIP CODE: _____