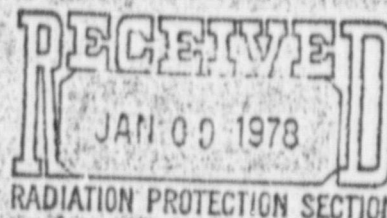


GOLDEN MEADOWS CORPORATION

2712 Coors Southwest, Albuquerque, New Mexico 87105
Telephone: (505) 873-2879

9 January 1978

Mr. Theodore A. Wolff, Ph.D.
Program Manager
Radiation Protection Section
State of New Mexico
Environmental Improvement Agency
P. O. Box 2348
Santa Fe, New Mexico 87503



Dear Dr. Wolff:

We have proposed a sub-division which appears to be within $\frac{1}{2}$ mile of a Uranium Tailings Pile. It appears to be an administrative ruling that no sub-division should be built within $\frac{1}{2}$ mile of this buffer zone. What do you propose to rule in this instance?

Do you feel that they (United Nuclear-Homestake) will be required to own and control this $\frac{1}{2}$ mile area?

If so our calculations show that we have 63 acres within this $\frac{1}{2}$ mile zone which we propose to put 300 apartments and a shopping center on.

What reconciliation will be made between your administrative requirement and their application which does not comply with your requirements?

We have held several meetings and discussions with United-Nuclear-Homestake's Vice Presidents and have received nothing satisfactory in any manner whatsoever.

Their position is that they do not have to abide with your rules, regulations and/or Administrative requirements and that we can go ahead and develop our sub-division in the buffer zone.

Consider this our formal protest against your renewal of their permit to operate their mill until this problem is reconciled to our satisfaction.

Please advise us by return mail of your intentions and position in this matter and also advise us when hearings will be held on this application so that we can attend and put forth our position.

Thank you.

cc: A. A. Topp
Paul D. Powers, Contracting
Officer
J. D. Powers, Manager,
Commercial Properties

Sincerely,

A handwritten signature in cursive script that reads "James D. Schumacher".
James D. Schumacher
President

PLANNING — DESIGN — ENGINEERING — DEVELOPMENT
Grants Office Telephone (505) 287-2962
5600 San Mateo Highway, Grants, New Mexico 87020

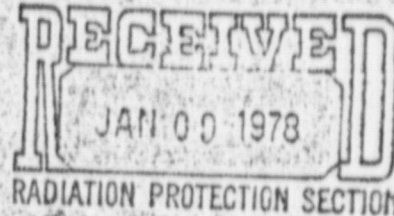
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GOLDEN MEADOWS CORPORATION

2712 Coors Southwest, Albuquerque, New Mexico 87105
Telephone: (505) 873-2879

9 January 1978

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Program Manager
Radiation Protection Section
State of New Mexico
Environmental Improvement Agency
P. O. Box 2348
Santa Fe, New Mexico 87503



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Thank you.

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Paul D. Powers, Contracting
Officer
J. D. Powers, Manager,
Commercial Properties

Sincerely,

James D. Schumacher
James D. Schumacher
President

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Grants Office Telephone (505) 287-2962
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9712150216 780109
PDR ADOCK 04008903
C PDR

GOLDEN MEADOWS CORPORATION

2712 Coors Southwest, Albuquerque, New Mexico 87105
Telephone: (505) 873-2879

January 11, 1978

Mr. A. A. Topp, Jr.
Environmental Scientist
Radiation Protection Section
State of New Mexico
Environmental Improvement Agency
P. O. Box 2348
Santa Fe, New Mexico 87503

Dear Mr. Topp:

Attached hereto is a Chronological Sequence of events from the first thought of Golden Meadows Estates through the annexation of Golden Meadows Estates by the Village of Milan on October 19, 1977 to the letter from EMHA advising us of the proximity of the sub-division to a tailings pile to the meetings we have had with you in Santa Fe.

I would like to restate that UNC's & UNH's personnel were aware of this development in December 1975 and monthly thereafter.

We submitted preliminary plats and then final plats approved by FHA to them and even gave UNH's manager a 3' x 4' oblique of our sub-division showing the entire UNH mill location and our sub-division in relation to each other. This information was submitted to both United Nuclear Corporation's and United Nuclear-Homestead Partner's personnel.

UNC's and UNHP's personnel were aware of GME's planned development and location in relation to their tailings waste disposal area and further were aware also of the $\frac{1}{4}$ mile rule, regulation or requirement by EPA and EIA. And GMC's personnel were not aware of these requirements. UNC/UNHP's personnel could and should have made us aware of the potential hazards and detriments involved in developing in this location.

Therefore it is a detriment to the development of our sub-division.

I therefore feel that approval of their relicensing permit to operate their mill be withheld until this potentially dangerous situation is reconciled to the satisfaction of GMC and EIA.

cc: Dr. Wolff
Paul D. Powers, CJO.
J. D. Powers, Mgr. CP

Sincerely,

James D. Schumacher
James D. Schumacher, President

PLANNING — DESIGN — ENGINEERING — DEVELOPMENT
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Dec. 75 Bert's Mea - Talked to owner of Section 35 across the Highway from United Nuclear-Homestake mill, asked if land was for sale and was told that it was. Asked if I could have six months to investigate for possible sub-division. Owner agreed to give me this amount of time to look it over.

Jan 16, 76 Flew to Anaconda-Leroy McGough asked them for their plans for expansion and offered them 100-200 apartments - 200-300 Mobile Home spaces for pre-lease.
Bill Miller, Western Nuclear - Made same offer to him. Requested help from both in preparing feasibility study on the amount of their expansion plans and manpower needs for the next five years. Also met Gus Swanquist and Jim Greenslade

Jan. 23, 76 Met with United Nuclear Corporation personnel again.

Mar. 10 Met with Steve Mayne of United Nuclear Homestake, Ken Barnhill of Gulf, Mark Welsh of Ranchers, John Cronk of United Nuclear Corporation, Walt Sait of United Nuclear Corporation offered all of them the pre-lease agreement and double checked with them on their manpower needs.

Mar. 11 Met Paul Price of United Nuclear Homestake at the mill concerning GME.
Also met with John Selters of Gulf and Mr. Barnhill of Gulf on the same matter.
Met with Jim Greenslade of United Nuclear Corporation on GME and other matters.

Mar. 12 Met with Paul Price at UNH at the mill. Also Jim Greenslade of UNC concerning their needs in regard to our development.

Apr. 9 Met with Mr. Turberville of UNC in Albuquerque about land development 1/4 mile south of their mill.

Apr. 22 Phillips, Exxon, Gulf and Conoco all contacted regarding the development of GME.

May 28 Met with Wayne Dolenzol and Charles Stanley of KM, talked about their needs of manpower and GME supplying MH spaces and/or apartments.

Aug Returned and discussed in detail prices and terms and conditions of GME. Arranged verbal agreement with owner to purchase and develop.

Aug. 16 UNH met with Paul Price and Shannon on GME.
Called on City of Grants and Village of Milan on GME.

CHRONOLOGICAL SCHEDULE Page 2

- Aug. 20 Worked on Feasibility, market survey, manpower requirements, etc. in Grants-Milan area. Also met with KM, Phillips, Ranchers, Reserve and Gulf in this regards.
- Sept. Bought 10 acres for headquarters and base of operations in the Grants area. Proceeded to install 16 mobile home spaces with sewer, water and power and mobile office quarters.
- Sept. 14 Market and Land survey for feasibility-FNB Grants, Grants State Bank, Savings and Loan Companies, Title Companies, etc.
- Sept. 20 Met with Paul Price UNH, Fred Marmon, Roger Madsen. Survey of Mobile Home parks and dealers to see about needs. It seems that at least 300 more spaces needed.
- Sept. 29 Los Lunas- went to Court House to see about Land Development requirements and land sales feasibility survey.
- Oct. 5 Started clearing 10 acre tract across from UNH mill for development.
- Oct. 7&8 Grants and Gallup chamber of commerce, City Halls, Land and Title Companies, Savings & Loan Companies on development potential of GME.
- Oct. 13 Met with Phillips' Pressnell, Aldrich and Perry in regards to Crownpoint Mobile Home Parks and Mobile Home sites at GME.
- Oct. 20,21 & 22. Met Phillips, Gulf, UNH, UNC, Exxon, Conoco and Mobil concerning GME.
- Nov. 1,2,3 & 4 - Grants, Gallup with Elledge about GME and Crownpoint.
- Nov. 17 Worthen, Sanders and Miller meeting about Crownpoint and GME. Also met with Exxon, Mobil, Phillips, Gulf and UNC.
- Nov. 24 Met with Jim Greenslade, Reserve Minerals and Ranchers regarding pre-leasing GME sites.
- Dec. 7 Met with Ted Beck and Romero of Anaconda, Paul Price of UNH and Paul Pierce regarding GME.
- Dec. 20 Met with Walter Taylor of FmHA at Gallup regarding 90% guarantee of Land Development.
- Dec. 27 & 28 - Met with Phillips, KM, Anaconda, Reserve, Gulf and Ranchers regarding GME.
- Jan. 77 Contacted by Mike Sessions and was told "United Nuclear Corporation wants the 10 acres of land for administrative offices and additional warehousing and shop facilities for the mill. And possible use of the trailer spaces for United Nuclear Corporation employees."

CHRONOLOGICAL SCHEDULE page 3

- Jan. 11, 12 & 13, 77 - Paul Pierce of Phillips, UNH, UNC, Gulf, Ranchers, Reserve, Anaconda and KM discussing possibilities of pre-lease of apartments and MH spaces.
- Feb. Mike Sessions requested, based on the price submitted to him that we halt construction of our Headquarters tract. Which we did.
- Feb. Funding arrangements were made with partners from Reno and Albuquerque for \$160,000 to purchase and develop 300 acres now known as Golden Meadows Estates. (GME)
Verbal details discussed with Mayor Milan, FHA, FmHA, Valencia County Commission and all pertinent government agencies for development of GME.
- Mar. 17 At various times discussed with UNC personnel, Dan D., Mr. Price, Mr. Parker, Mr. Sessions and other mining companies 200-300 apartments, 100-300 mobile home spaces, and single family lots. Submitted preliminary plat to Dan D. for M. Sessions and also Ed Henderson.
Mike Sessions advised that he was buying the 10 acres.
- Mar. 23 \$1,000 binder for sale of 10 acres received from UNC on our Headquarters tract.
- April Sold the ten acres to UNC after they chiseled \$25,000 on the price.
- Apr. 12 Went to Valencia County Title for closing statement.
- Apr. 14 Back to Valencia County Title for closing statement.
- April 13 Grants and Gallup + do Marketing survey and detail on GME.
- Apr. 14 Valencia County Title with UNC attorney. Picked up check for 10 acres which they say they are going to use as Headquarters, etc. and the use of the Mobile home spaces.
- Apr. 18 Met with Phillips regarding Crownpoint and GME Mobile Home Parks.
- Jun 77 Signed legal binder purchasing 302 acres. GMC arranged for engineering, aerial surveys, drainage studies and etc.
- Jun. 9 Grants - Gas, Power Companies discussed details of payment. Checked with previous owner GME on payment schedule and took papers to Brown Title for final preparation.
- June 13 Partner here from Reno.
- June 15 GMC meeting with Stephenson, Mann regarding surveys etc.
- June 16 Grants- Utility Companies, Fidel & Moleres, Zerwas and Banker White on land feasibility and Market survey.

- July 77 Again contacted mining firms and UNC - submitted preliminary plats, site location map and attempted to pre-lease apartments and mobile home spaces, etc.
- July 3 & 4 - Worked out and completed budget factors preparing for meeting with partners on GME.
- July 5 Met with Jim Everhart of the State Water Engineer's office. Then drove to Santa Fe to Water Engineer's Santa Fe Office.
JDP went to Valencia Court House regarding GME water power and roads.
- July 6 Went again to State Water Engineer's office to get educated on Water Rights regarding GME (Impossible education)
- July 8 Prepare sub-division application and mail copies to partners.
- July 9 JDP & PP review preliminary plat by Stephenson-return and review in detail in our office.
- July 11 JDP & PP to Grants to see Gas Co., Phone Co., Power Co., Salvador Milan, Raines and others on water rights. Saw Dave Zerwas to list 100 acres for sale.
- July 14 Met with Herckenhoff regarding Type 1 sub-division complete.
- July 15 Met with Brown Title, Bob Stephenson regarding survey, preliminary plat and Budget and sales.
- July 21 JDP & PP to Grants met with Gas and Power Company, Barboa Builders, Walter Taylor FmHA and Dave Zerwas.
- July 22 Breakfast with D. Diefenbach at the Hilton. He said, "Land development of GME looks great he looked at the land and he has ideas to help us develop it. His company may pre-lease 100 apartments or Mobile home spaces on the north end of GME(where we planned to develop our commercial area.)" Meeting lasted about 2 hours.
- July 29 & 30 - Checked out and walked over Section 35. Looked at Section 25 with the airport and buildings. Spent the entire day on both sites formulating plans for commercial and residential sites, mobile home and apartment sites, etc. Put it all together as a plan.
- Aug. Took partners and made thorough market studies, secondary feasibility study which confirmed prior studies that the project was viable and profitable.
- Aug. 1 D. Diefenbach called and said, he has some developers from Dallas interested in investing in GME.
- Aug. 4 Made contactw with three banks regarding development funds for GME. JDS went to BLM.

- Aug. 8 D. Diefenbach, Brown and Ford here to discuss investment and complete development.
Met with Bohannon & Herckenhoff Engineering regarding GME.
- Aug. 10 Went to Grants on site inspection regarding arroyos, water plain, property corners and to reconfirm all previous concerns, feasibility, etc.
- Aug. 12 Met with Gulf Coast Investments and Zulka regarding budget for apartments, homesites, commercial sites and total development.
- Aug. 16 Met with FmHA, FHA, Lee Pittard, Gulf Coast regarding total development as a PUD.
- Aug. 17 Consultants in from Tucson to analyse Bohannon, Stephenson and Mann aerial survey.
- Aug. 25. Went to Grants and Gallup to see Barboa, Freedom Homes and Willis Smith regarding pre-selling home lots.
Checked on the purchase of land for water rights.
- Aug. 30 Received Letters of Intent to purchase lots from Freedom Homes, and Barboa Builders. Began negotiations with Wood Brothers, Presley Homes and Bellamah regarding purchase of Home lots.
- Sept. 77 Dan Diefenbach (for Mike Sessions) responded that they had double checked with the management of UNC and had determined that they were not interested in our mobile home and apartments as most of their development would be in the northwest Churchrock area. They did not advise us at any time of the $1\frac{1}{2}$ mile or $\frac{1}{2}$ mile regulation, etc.
Dan D. (for Mike Sessions) came to our office with two potential investors, he stated that the project was viable profitable and feasible and said the investors wanted to invest with us and he was attempting to help us.
Filed application to FHA to get their approval as a feasible sub-division. Received preliminary approval and contracted with Bohannon-Huston, Thomas Mann and others to perform necessary work to receive FHA ASP 5 & 6.
P. P. Left plat and well log bores and water sample tests with Price and Parker.
- Sept. 1 Went to Phoenix to Sun State Mortgage regarding GME.

- Sept. 21 JDS presented GME to Energy Impact Conference in Albuquerque with representatives from all Mining Companies present at this meeting.
- Sept. 25, 26, 27 & 28 - Trip to Los Angeles & Phoenix for financial arrangements of GME.
- Sept. 29 Met with Zulka, Mann, Bohannon, Cottrell-Vaughn and McCafferty regarding GME.
- Nov. 77 Received ASP 5 & 6 from FHA. Submitted to FmHA. Hired consultant to prepare bank submission.
Submitted applications to banks for development loan.
- Dec. Received letter from FmHA office in Albuquerque turning down program because of proximity to old tailings pile.
- Dec. Went to Santa Fe EIA office were told that we were too close to tailings pile...within $\frac{1}{2}$ mile radius and that new regulations would put that buffer zone to 1 mile or more soon.
- Dec. 15 PDP to UNC received no results from Becky Smith or Ed. Henderson.
- Dec. 16 Met for two hours with Don Roach, Vice President, UNC, regarding proximity of GME to UNH tailings pile. Requested help in reconciling problem. Stated he would present to proper people in UNC and UNH.
- Dec. 16 PP telephoned Mr. Buhl. He verified that EIA intended to change to 1 mile soon. They have 28 testing stations with results pending.
- Dec. More telephone calls to UNC personnel.
- Dec. 19 UNC meeting with Becky Smith, Walt Smit and Ed Henderson separately on proximity to tailings pile.
Met with State Water Engineer.
- Dec. 21 Mike Sessions called and discussed for $1\frac{1}{2}$ hours all details of the proximity of GME to tailings pile.
- Dec. 22 Received a call from Sessions-meeting set for January 3, 78. to resolve difficulties.
- Dec. 23 Meeting with David King of FmHA regarding GME and UNH tailings waste.
- Jan 3, 78 Called Mike Sessions in Santa Fe in attorney Crout's office was advised by both men that we had no problem and that we should hire an attorney to fight with FmHA. Was advised by Crout for UNC that there are no rules, regulations or laws regarding sub-division in proximity to tailings piles.

CHRONOLOGICAL SCHEDULE page 7

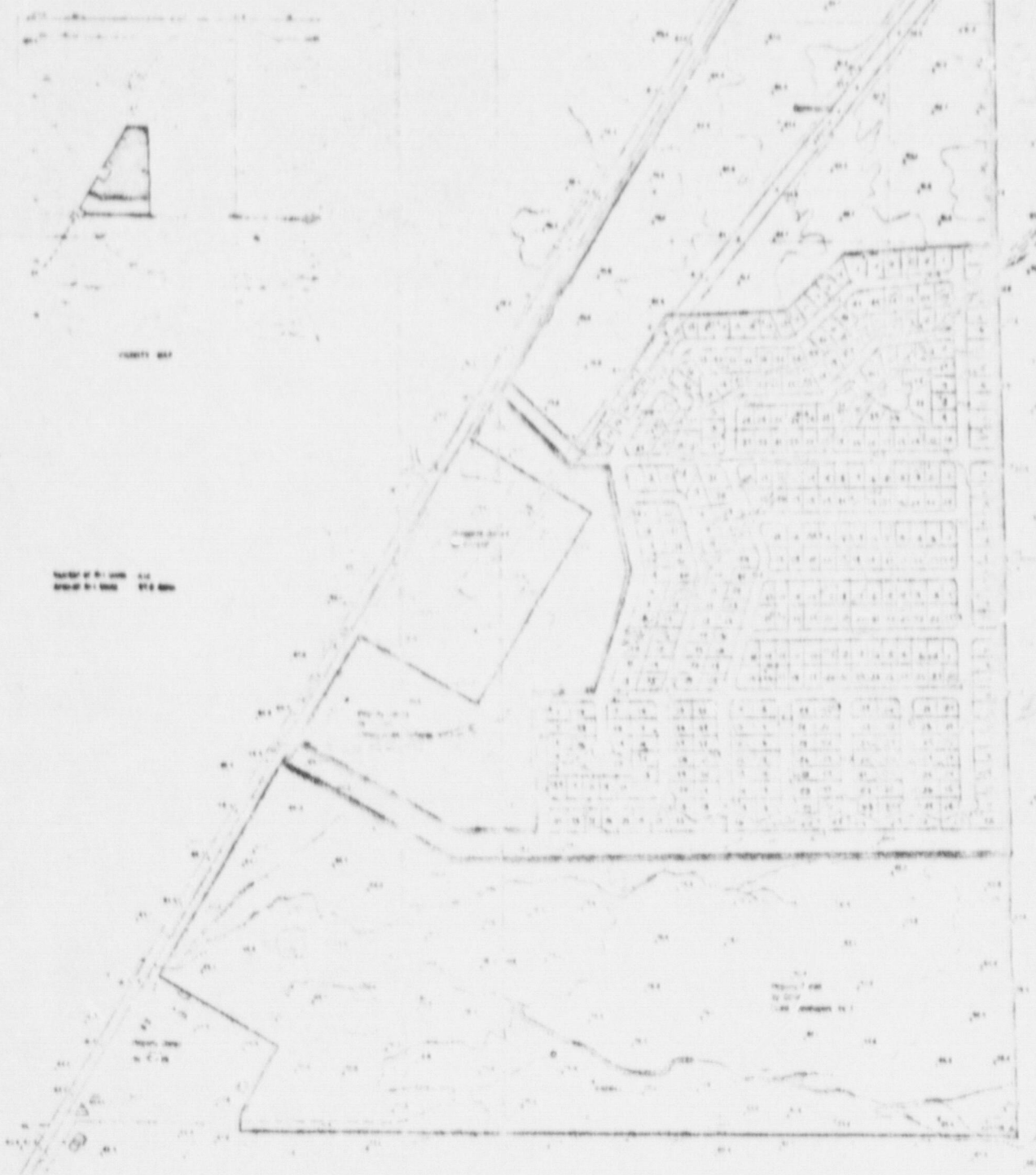
Met with Mike Sessions concerning $\frac{1}{4}$ mile zone. He said company did not have to abide with EIA rulings. They also said they would not abide by rulings as they were unenforceable. Suggested that we continue with the development.

JDS & PP drove to Santa Fe to EIA office talked with Dr. Wolff and Mr. A. Topp for three hours and was advised that there are rules, regulations and requirements prohibiting the licensing of miles within $\frac{1}{4}$ mile of a subdivision or dwelling.

Jan. 6 Received letters from State Planning Office and EIA concerning $\frac{1}{4}$ mile buffer zone. They say that this $\frac{1}{4}$ mile zone will soon become law and at the present is an administrative requirement or rule.

Jan. 9 JDP & PP to EIA office in Santa Fe. Talked to Mr. A. Topp and Pat Donahoe and hand carried letter. (copy attached.)

RECEIVED
JAN 09 1978
RADIATION PROTECTION SECTION



PRELIMINARY LAYOUT
TOPOGRAPHIC MAP
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T. 13 N., R. 10 W., SECTION 18
VALLEJO CO., NEW MEXICO

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OBLIQUE AERIAL PHOTOGRAPH
OF
GOLDEN MEADOWS ESTATES

GOLDEN MEADOWS CORPORATION
2712 COORS' SOUTHWEST
ALBUQUERQUE, NEW MEXICO 87104
(505) 343-2870

PREPARED BY:
THOMAS R. MANN & ASSOCIATES, INC.
ALBUQUERQUE, NEW MEXICO

