

Daniel "Danny" Mayfield
Commissioner, District 1

Miguel M. Chavez
Commissioner, District 2

Robert A. Anaya
Commissioner, District 3



Kathy Holian
Commissioner, District 4

Liz Stefanics
Commissioner, District 5

Katherine Miller
County Manager

DATE: April 9, 2013

TO: Board of County Commissioners

FROM: Jose E. Larrañaga, Commercial Development Case Manager

VIA: Penny Ellis-Green, Land Use Administrator
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor

gef

eb.

VL

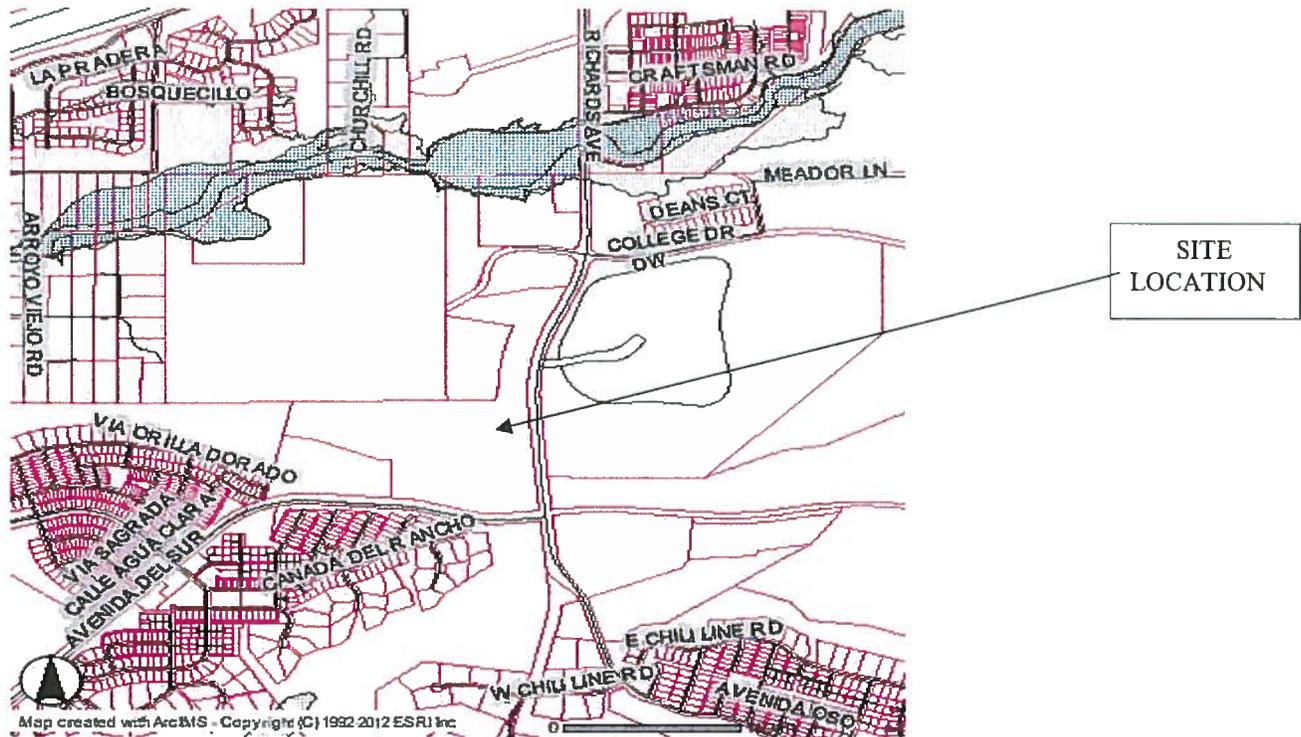
WD

FILE REF.: BCC CASE # MIS 12-5420 College Park Master Plat Authorization

ISSUE:

Univest-Rancho Viejo, LLC, Applicant, Jim Seibert, Agent, request Master Plat Authorization to allow for the creation, of a maximum, of twelve Mixed Use lots on 76.78 acres. The property is located on the corner of Richards Avenue and Avenida del Sur, in the Community College District, within Section 20, Township 16 North, Range 9 East, (Commission District 5).

Vicinity Map:



SUMMARY:

On February 12, 2013, the Board of County Commissioners (BCC) met and acted on this case. The decision of the BCC was to postpone BCC Case # MIS 12-5420 College Park Master Plat Authorization for two months so that the Applicant could conduct public meetings with the Rancho Viejo residents. The motion also included that the Applicants request be presented on April 9th for consideration by the BCC.

The College Park site consists of 82.78 acres. Currently Bicycle Technologies International (BTI) is being constructed on an existing 6 acre lot within the College Park. Master Plan approval for 75.78 acres of this site was granted by way of the Village West Master Plan. 49.65 acres of those 75.78 acres are designated as an Employment Campus and Center within the Community College District. A Master Plan Amendment, of the Village West Master Plan, will be submitted by the Applicant to include proposed uses and to incorporate a 7 acre parcel, which lies outside of the approved Village West Master Plan, to the College Park.

The Applicant requests Master Plat Authorization pursuant to Article V, Section 5.6.1 of the County Land Development Code which states: "In commercial, industrial or high density residential subdivisions which are to be developed in phases or in cases where a condominium proposes to convert to a subdivision, the Board may delegate authority to the Land Use Administrator to administratively approve a specific lot layout plan when it determines that due to the size, scale or marketing requirements that approval of a plat with a specific lot layout is in the best interest of the County and developer".

If the Board approves the petition, it shall direct that the development request (Preliminary and Final Plat) be submitted to the County Development Review Committee. After such a delegation is made, the County Development Review Committee and Board shall establish development standards applicable to the subdivision as authorized by the Code and other applicable ordinances and laws, establish the maximum number of lots to be permitted, intensity of use, and required improvements, and may then approve both the Preliminary and Final Plat which will be known and designated as a Master Plat.

This application was submitted on November 20, 2012.

Growth Management staff has reviewed this project for compliance with pertinent Code requirements and finds the following facts to support this submittal: the Village West Master Plan was approved by the Board of County Commissioners; the Application is in compliance with the Community College Ordinance (Ordinance 2000-12); the Application meets code criteria to allow a Master Plat Authorization pursuant to Article V, Section 5.6. of the Land Development Code.

APPROVAL SOUGHT:

Approval of Master Plat Authorization to allow the Land Use Administrator the authority to administratively approve a specific lot layout plan on 76.78 acres.

GROWTH MANAGEMENT AREA: SDA-1

STAFF RECOMMENDATION: Staff recommends approval of Master Plat Authorization to allow for the creation, of a maximum, of twelve mixed use lots on 76.78 acres.

EXHIBITS:

- 1- Letter of Request
- 2- Village West Master Plan
- 3- Proposed Lot Layout
- 4- Article V, Section 5.6.
- 5- Community College Zoning Maps
- 6- Ariel of Site
- 7- February 12th BCC Minutes
- 8- Letters of Concern
- 9- Supplemental Information submitted by Applicant



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com

November 20, 2012

Vicki Lucero
Building and Development Services Section Manager
P.O. Box 276
Santa Fe, NM 87504

Re: Administrative Plat authorization for College Park

Dear Ms. Lucero:

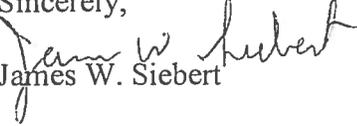
On behalf of Uninvest-Rancho Viejo LLC, I am requesting consideration by the Board of County Commissioners for approval of a master plat authorization to allow for an administrative plat to be reviewed and approved by the Land Use Administrator pursuant to Article V section 5.6 of the Santa Fe County Land Development Code for College Park. A portion of this property had already received master plan approval through the Village West Master Plan by the County Commission at their meeting of April 11, 2006. Bicycle Technologies International (BTI) has located within College Park.

BTI has proven that it is essential to have some flexibility in the creation of lots within the Park. It is impossible to anticipate market demand and the Administrative Plat procedure allows lots to be created administratively as there is an actual user for the property. Attached as Exhibit A, is a description of College Park relative to the Community College, Interstate 25 and other geographic features in the area. Exhibit B is a description of the lots proposed within College Park. An application for this same area will be submitted to the County for an amended master plan. If the administrative plat request is approved by the County Commission the County Land Use staff will have the authority to modify the configuration of the lots to suit the requirements of the prospective lot purchaser. The development of the Park will have to take place in conformance with the approved and amended master plan.



Please place this request on the next available agenda of the Board of County Commissioners.

Sincerely,


James W. Siebert

Xc: Warren Thompson
Tom Lowe



RANCHO VIEJO DE SANTA FE, INC.

7.JULY.2006



OWNER:

Rancho Viejo de Santa Fe, Inc.

55 Canada del Rancho Tel: (505) 983-6921
Santa Fe, NM 87508 Fax: (505) 983-5237

PLANNER:

DESIGN WORKSHOP

506 Agua Fria Tel: (505) 982-8399
Santa Fe, NM 87501 Fax: (505) 986-1396

CIVIL ENGINEER:

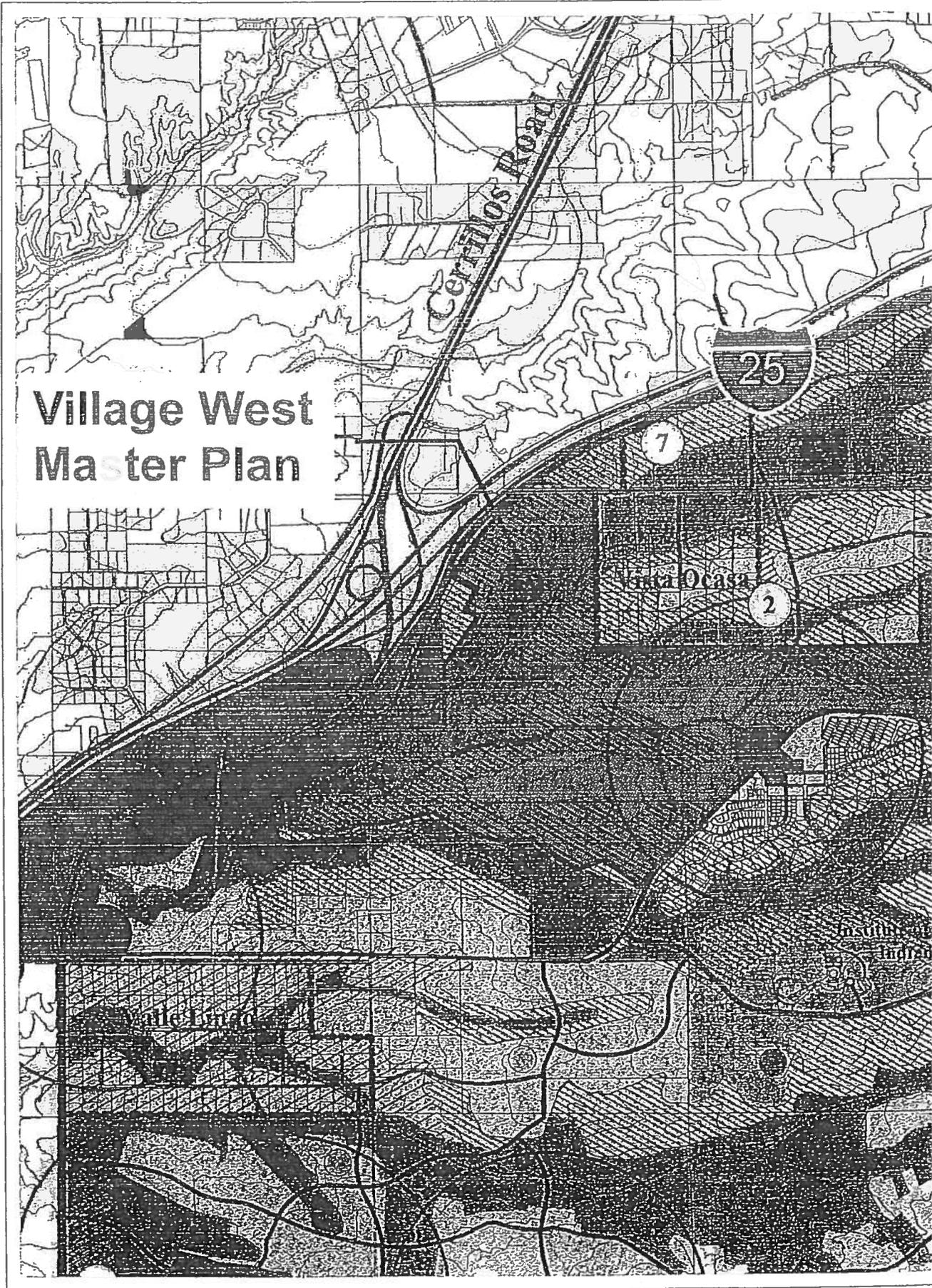
Bohannon & Huston, INC.

7500 Jefferson St. NE Tel: (505) 877-5332
Albuquerque, NM 87109 Fax: (505) 798-7988

ECONOMIC PLANNER:

Southwest Planning & Marketing

3600 Cerillos Rd, Ste. 107 Tel: (505) 989-8500
Santa Fe, NM 87507 Fax: (505) 984-1393

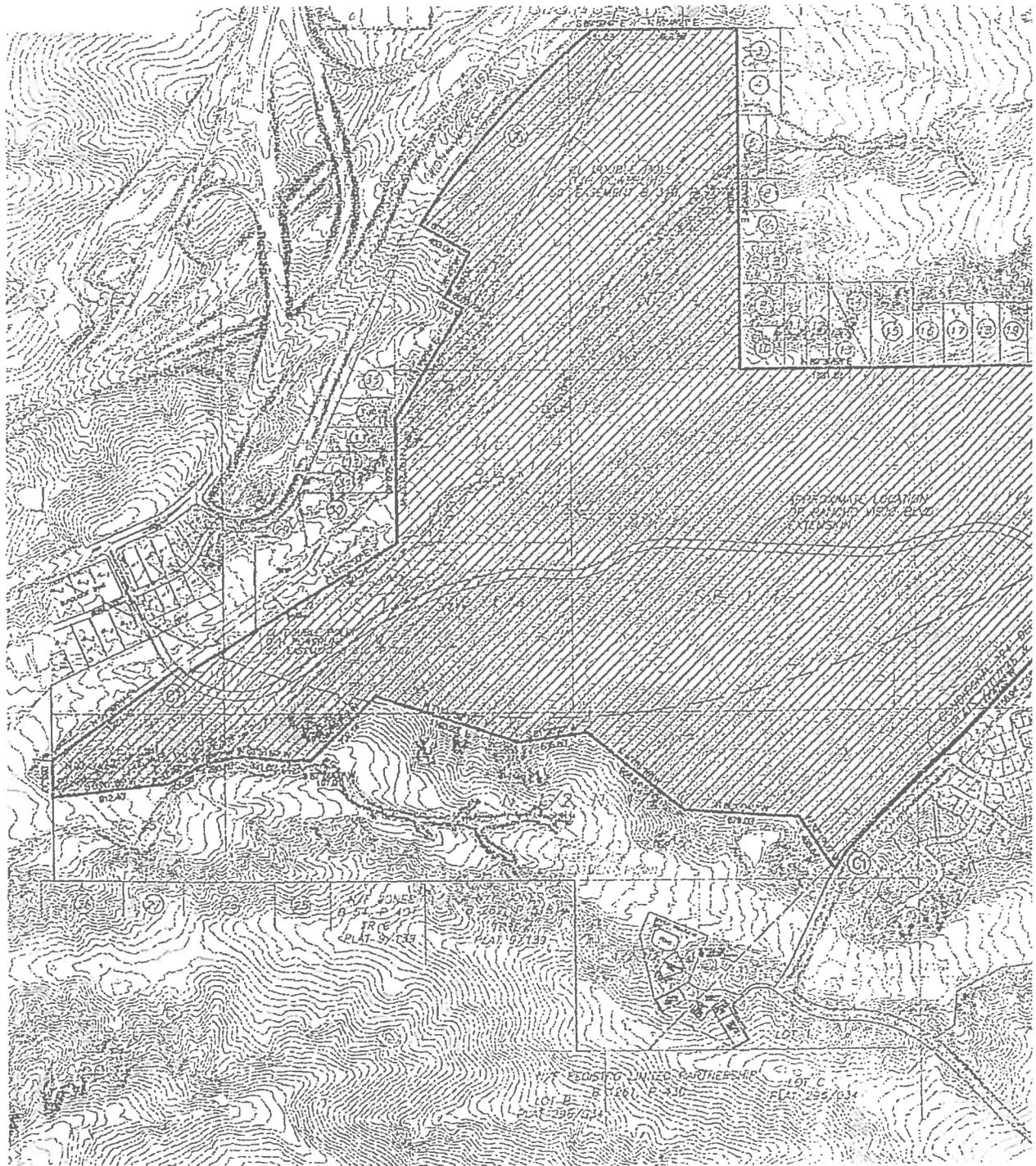


Village West Master Plan

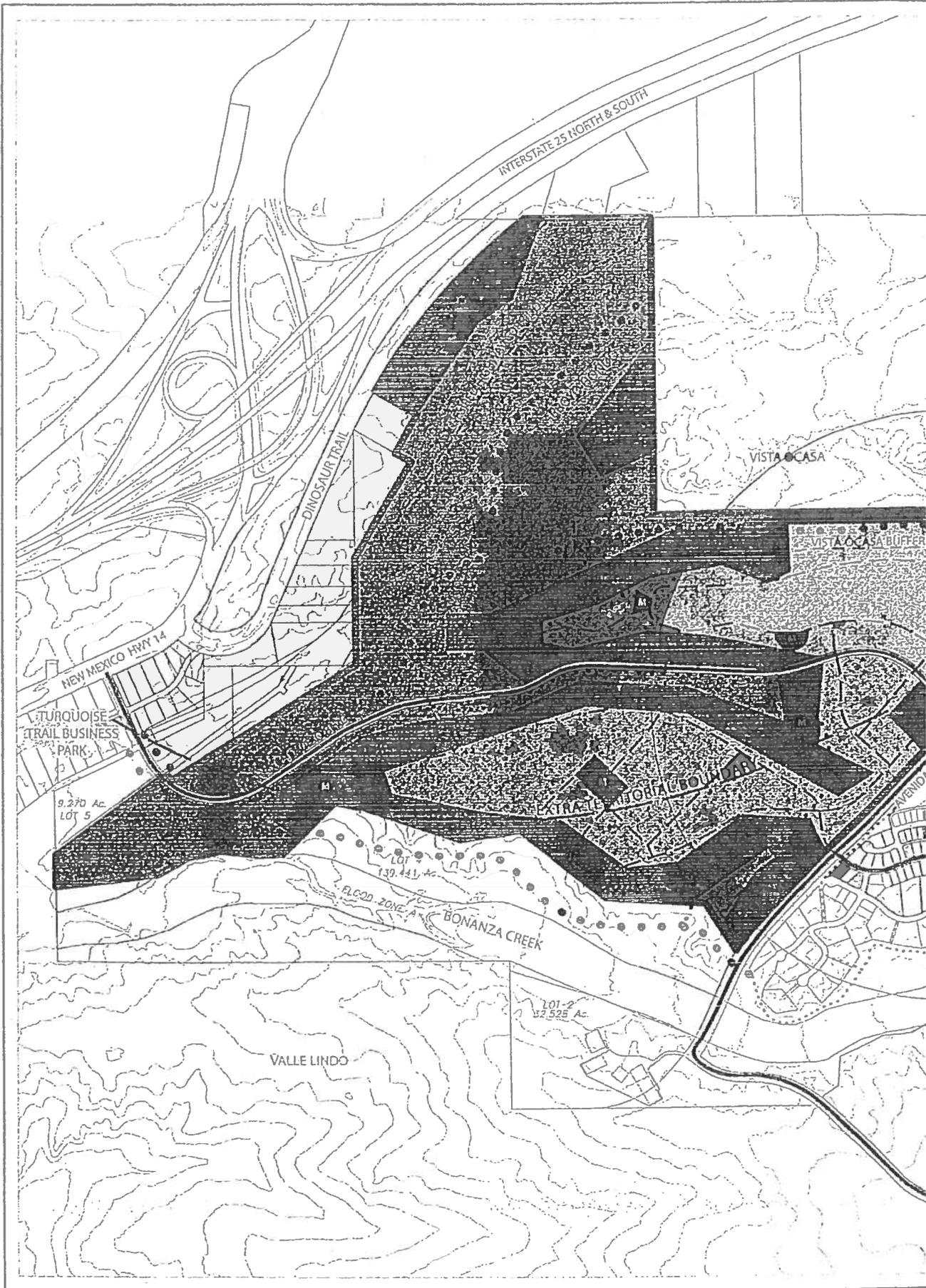
Village West

Village East

Health and
Industries



Surveyed and Platted by [illegible] on [illegible] 19[illegible]



INTERSTATE 25 NORTH & SOUTH

DINOSAUR TRAIL

NEW MEXICO HWY 14

TURQUOISE TRAIL BUSINESS PARK

9.270 Ac
LOT 5

LOT 1
739.441 Ac

FLOOD ZONE A

BONANZA CREEK

LOT 2
37.925 Ac

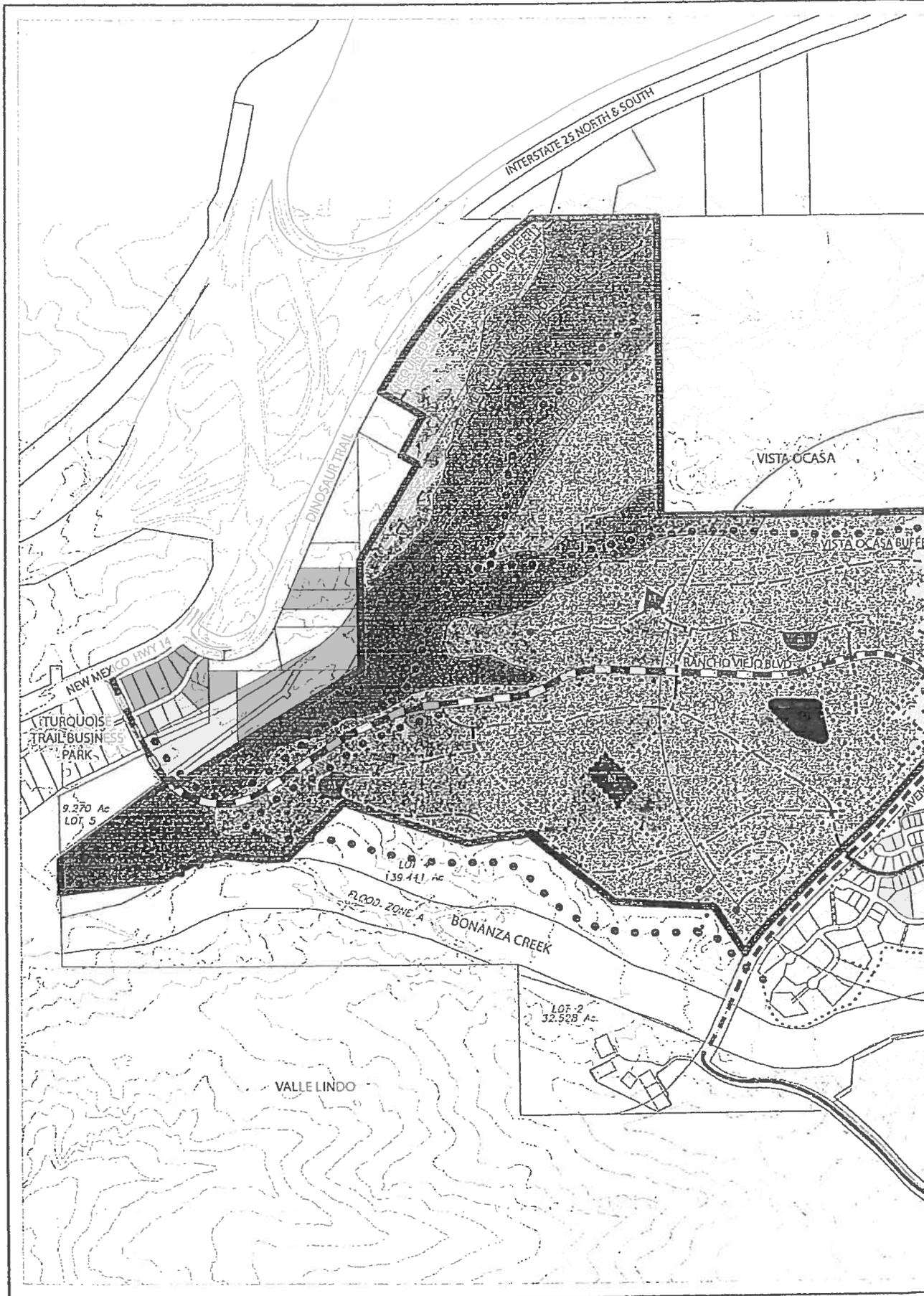
VALLE LINDO

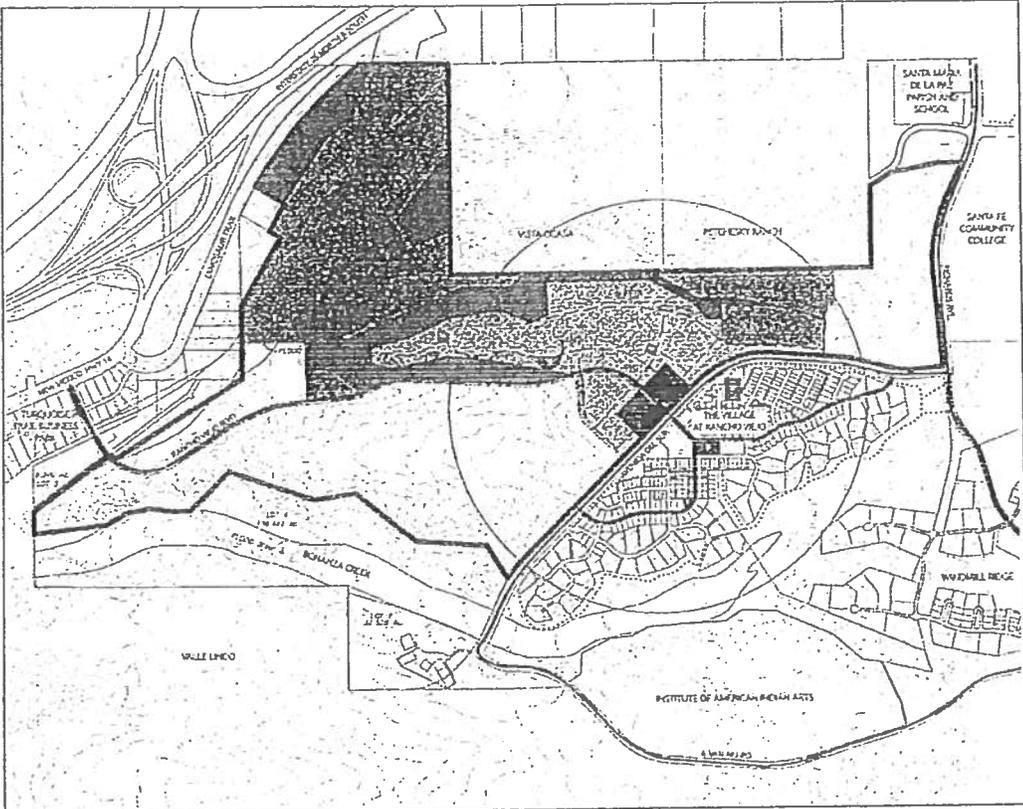
VISTA OCASA

VISTA OCASA BUFFER

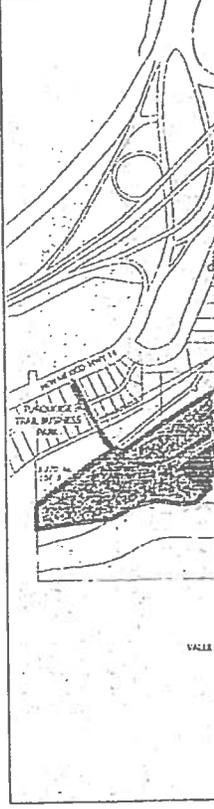
TRAIL MORTGAGE BOUNDARY

AVENIDA

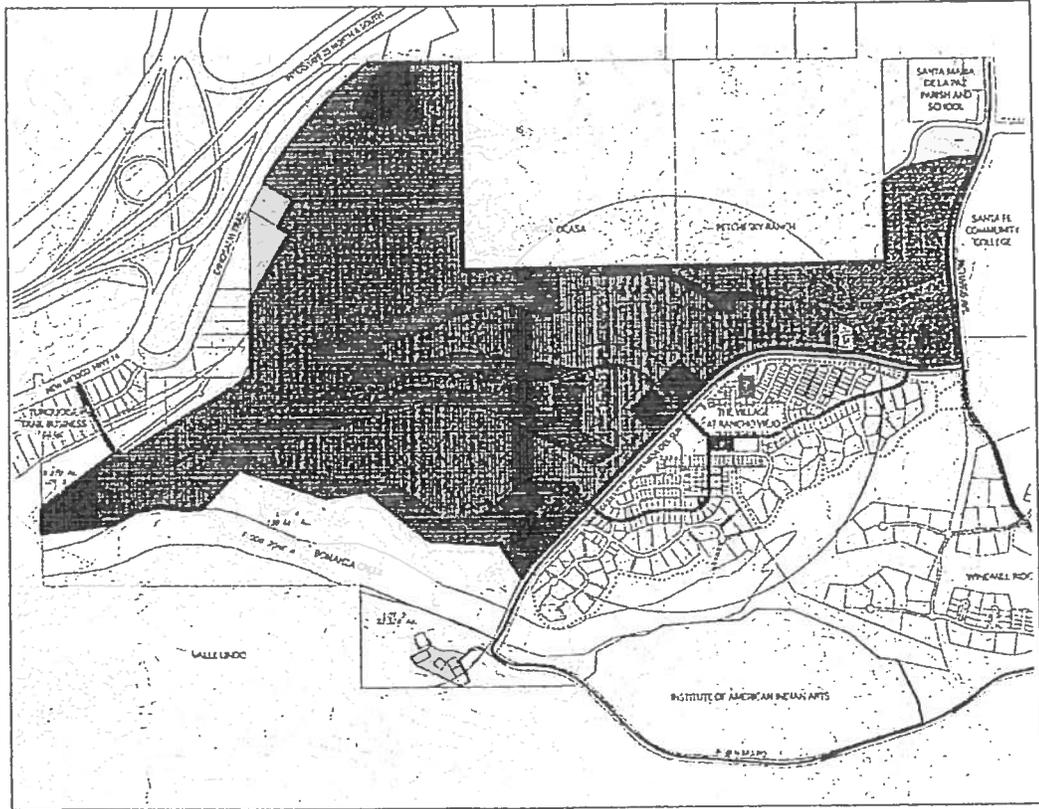




PHASE I



PHASE II



PHASE III

PH

LAI

Village

Fring

TOT

PH

LAI

Village

Fring

TOT

PH

LAI

Fring

En

TC





\\SIEBSESERVER\Public\Users Shared\Folders\2012\201201201\201201312-13\1201-CONCEPT-2.dwg, 2/11/2013 4:15:05 PM

SANTO REGION CATHOL

CONSERVATION EASEMENT
B 300, P 909

E 1/2, NW 1/4

W 1/2, NE 1/4

20' SEWER EASEMENT

TR LE-C
OPENSOURCE

FUTURE ROAD
EASEMENT

20' SEWER EASEMENT

LOT 11
20.031 Ac±

LOT 3
3.37 A

50' R.O.W. &
UTILITY ESMT.

100' OPEN SPACE,
DRAINAGE & FUTURE
TRAILS BY S.F. COUNTY

AMY BEIHL COMMUNITY SCHOOL

LOT 10
5.06 Ac±

LOT 9
5.40 Ac±

60' R.O.W. &
UTILITY ESMT.

AVENIDA D

CANADA DEL
RANCHO

~~offer of dedication. Upon full conformity with County road construction standards, the roads may be accepted for maintenance by the County. Acceptance of offers of dedication on a summary review plat shall not be effective until the summary review plat is filed in the office of the County Clerk or a resolution of acceptance by the Board is filed in that office. Maintenance of public dedications require a separate action of the Board pursuant to Section 8.1.9 of this Article.~~

~~5.5.10 A copy of the summary review plat shall be provided to every purchaser, lessee, or other person acquiring an interest in the subdivided land prior to sale, lease or other conveyance~~

~~5.5.11 Advertising. The advertising requirements covering the sale, lease, or other conveyance of subdivided land provided in Section 5.4 of this Article V shall be applicable to summary review plats.~~

→ 5.6 Administrative Approval of Lot Layout

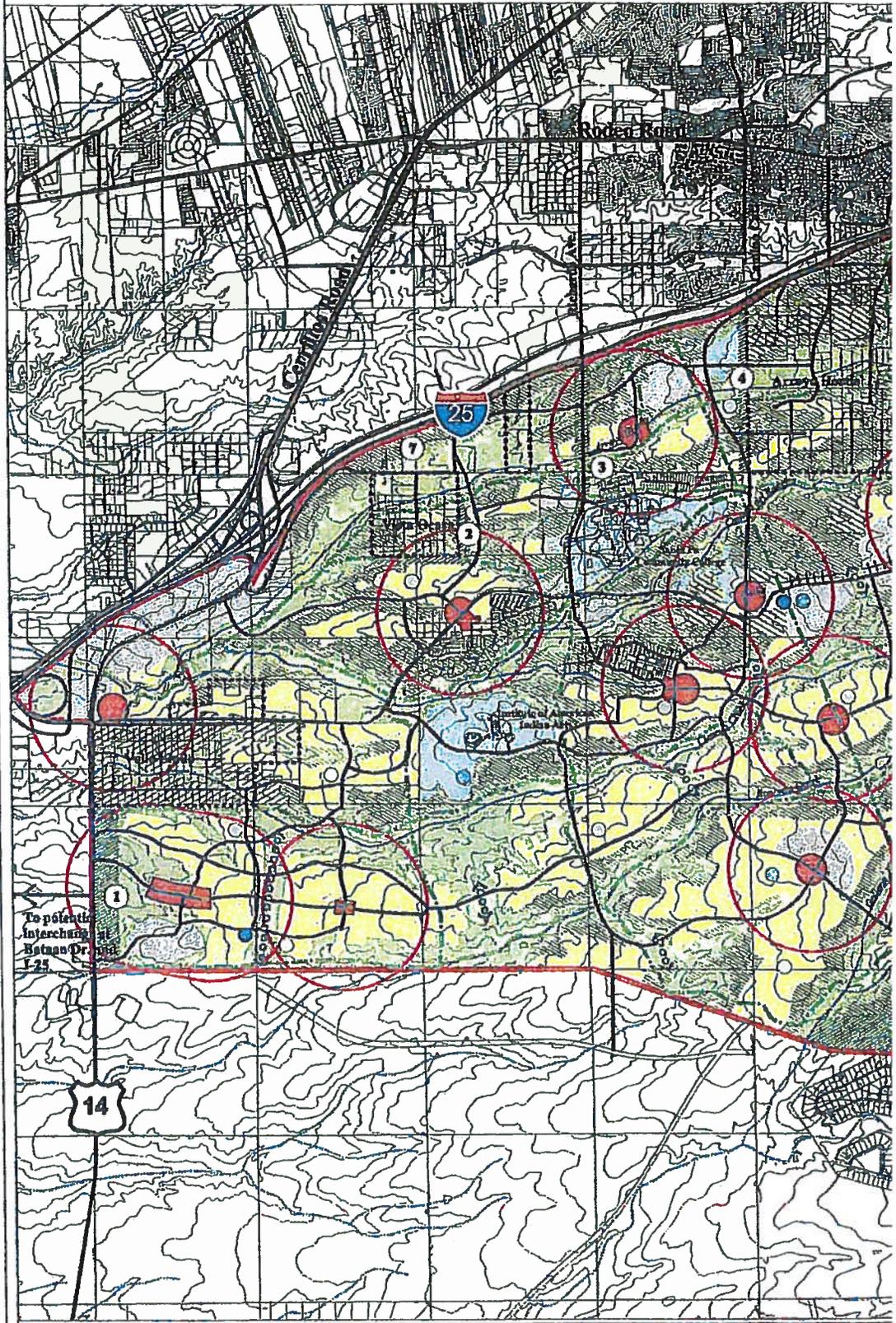
5.6.1. Procedure. In commercial, industrial or high density residential subdivisions which are to be developed in phases or in cases where a condominium proposes to convert to a subdivision, the Board may delegate authority to the Land Use Administrator to administratively approve a specific lot layout plan when it determines that due to the size, scale or marketing requirements that approval of a plat with a specific lot layout is in the best interest of the County and developer. Before seeking approval of a plat, the developer shall first file a petition with the Board requesting that it be permitted to obtain approval pursuant to this Section. If the Board approves the petition, it will direct that the development request be submitted to the County Development Review Committee. Before final plat approval, the Board may rescind its intent to delegate if it determines that such delegation is not in the best interest of the County.

5.6.2 Master Plats. After such a delegation is made, the County Development Review Committee and Board shall establish development standards applicable to the subdivision as authorized by the Code and other applicable ordinances and laws, establish the maximum number of lots to be permitted, intensity of use, and required improvements, and may then approve both the preliminary and final plat which will be known and designated as a master plat. The master plat and all subsequently filed plat amendments shall be filed with the County Clerk. The County Clerk is authorized to accept for filing amended "master plats" approved by a signed certificate of the Land Use Administrator stating that the master plat has been approved by the Board and County Development Review Committee pursuant to this Code Section and that he has been delegated authority to approve plat amendments establishing new lots.

5.6.3 Conformance. Once the authority is delegated, the Land Use Administrator will review lot layout proposals and may approve such proposals if they are consistent with the Code and General Plan, the development plan and plat approved by the Board and County Development Review Committee, sound planning principles, the County's master road plan with applicable County policies and ordinances, and with applicable laws. After administrative approval is made, a plat amending the master plat approved by the Board and County Development Review Committee shall be filed with the County Clerk, which amended plat shall include all lots previously approved.

History. 1980 Comp. 1980-6. Section 5.6 of Article V is added material by County Ordinance 1987-7.



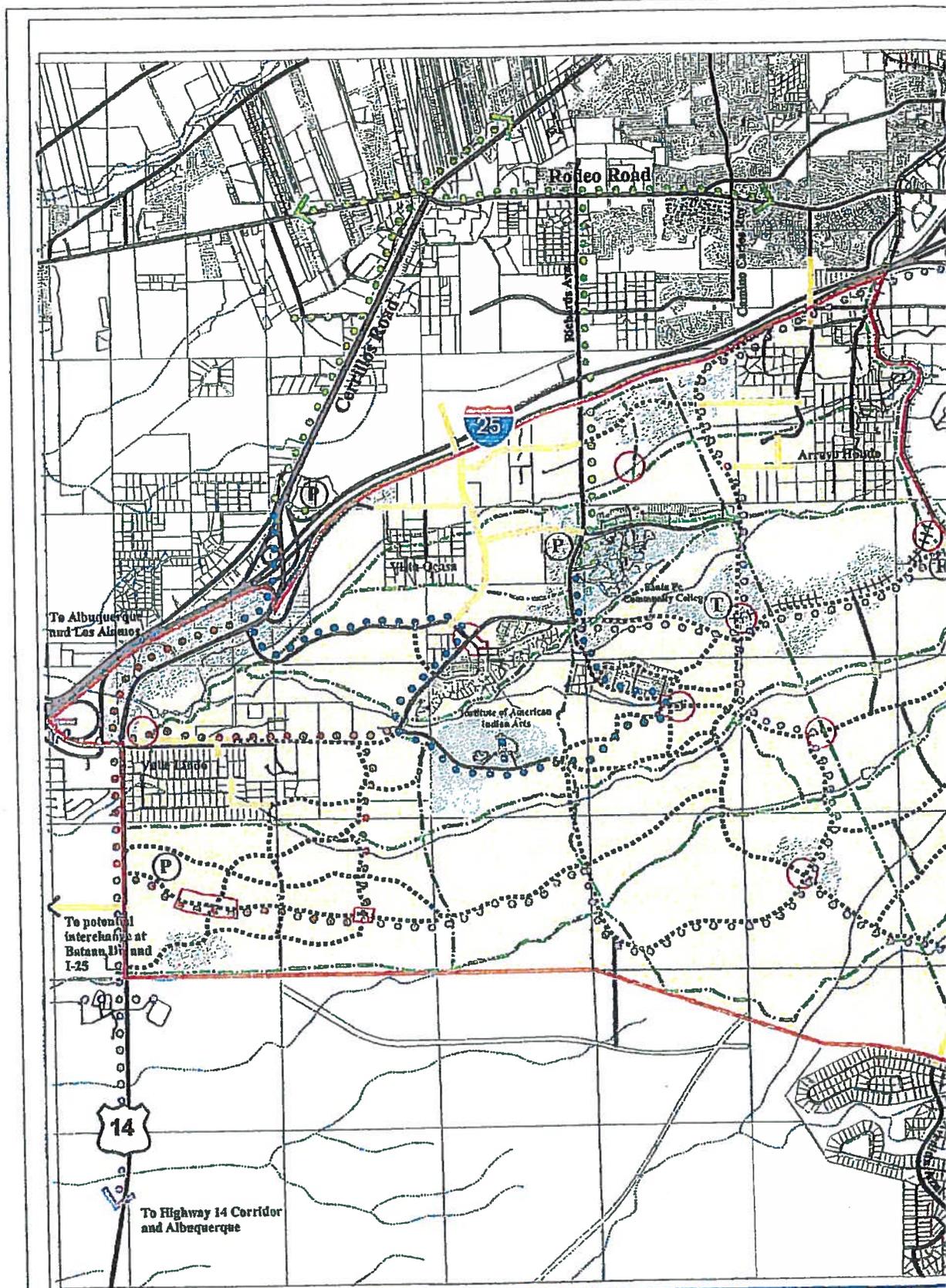


Santa Fe Commu

EXHIBIT

5

tabbles



Santa Fe Communi

the homeowners. He personally came on my property and told me that he had a variance for his guesthouse for the kitchen. When I signed that paper I had no intention of putting in a kitchen. But when the president of the homeowners comes over and tells you he has a variance I took that to the bank.

So in good faith, this is the City of Faith. I hope you make a just determination. I cleared my land after I had a permit for the new restrictions from Mr. Patty. I widened my driveway, cut down two pinon trees so he could get access for his fire truck. So I just ask you to look into your hearts. You turned me down five to nothing. Could I put my folks into this house? I would have agreed to water restrictions. I would agree to not rent it out. I would agree to – my attorney got up to say something but he didn't get a chance. So this is again the City of Faith. I leave it up to you in good faith.

CHAIR HOLIAN: Thank you, Mr. Shapiro. Is there anyone else from the public who would like to speak? Seeing none, the public hearing is closed. Are there any other questions from the Commission? What are the wishes of the Board?

COMMISSIONER ANAYA: Madam Chair, I would move for approval of the variance with the condition added that Commissioner Mayfield brought up, if he could please restate that condition.

CHAIR HOLIAN: Commissioner Mayfield, would you restate the condition?

COMMISSIONER MAYFIELD: Madam Chair, the condition that I asked that this house would be afforded to move on to the other parents of the applicant but as the homeowners association have requested, that it would not be allowed to be rented out at this time unless our new code would allow that permission. And with that, I would second Commissioner Anaya's motion.

CHAIR HOLIAN: We have a motion and a second for approval of CDRC Case #V 12-5280 with staff conditions and the added condition by Commissioner Mayfield.

The motion passed by unanimous [5-0] voice vote.

- XVI. A. 3. **BCC CASE # MIS 12-5420 College Park Master Plat Authorization. Univest-Rancho Viejo, LLC, Applicant, Jim Seibert, Agent, Request Master Plat Authorization to Allow for the Creation, of a Maximum, of Twelve Mixed-Use Lots on 77.4 Acres. The Property is Located on the Corner of Richards Avenue and Avenida del Sur, in the Community College District, within Section 20, Township 16 North, Range 9 East, (Commission District 5) [Exhibit 13: Revised Exhibit 3 – Maps]**

JOSE LARRAÑAGA (Case Manager): Thank you, Madam Chair. The College Park site consists of 82.78 acres. Currently, Bicycle Technologies International is being constructed on an existing six-acre lot within the College Park. Master Plan approval for 75.78 acres of this site was granted by way of the Village West Master Plan. 49.65 acres of those 75.78 acres are designated as an Employment Campus and Center within the Community College District. A Master Plan Amendment of the Village West Master Plan



will be submitted by the Applicant to include proposed uses and to incorporate a seven-acre parcel, which lies outside of the approved Village West Master Plan, to the College Park.

The Applicant requests Master Plat Authorization pursuant to Article V, Section 5.6.1 of the County Land Development Code which states: "In commercial, industrial or high density residential subdivisions which are to be developed in phases or in cases where a condominium proposes to convert to a subdivision, the Board may delegate authority to the Land Use Administrator to administratively approve a specific lot layout plan when it determines that due to the size, scale or marketing requirements that approval of a plat with a specific lot layout is in the best interest of the County and developer."

If the Board approves the petition, it shall direct that the development request be submitted to the County Development Review Committee. After such a delegation is made, the County Development Review Committee and Board shall establish development standards applicable to the subdivision as authorized by the Code and other applicable ordinances and laws, establish the maximum number of lots to be permitted, intensity of use, and required improvements, and may then approve both the Preliminary and Final Plat which will be known and designated as a Master Plat.

Growth Management staff has reviewed this project for compliance with pertinent Code requirements and finds the following facts to support this submittal: the Village West Master Plan was approved by the Board of County Commissioners; the Application is in compliance with the Community College Ordinance; the Application meets code criteria to allow a Master Plat Authorization pursuant to Article V, Section 5.6. of the Land Development Code.

Staff recommendation: Staff recommends approval of Master Plat Authorization to allow for the creation, of a maximum, of twelve mixed use lots on 76.78 acres.

Madam Chair, there was a handout passed out to you which replaced Exhibit 3 in your packet material had a label of master plan amendment with some uses on it. I'd like to emphasize that a master plan authorization is strictly a procedural process, a platting process especially for commercial. If this is approved the master plan authorization allows the Land Use Administration – after it's platted, it still needs to go through the platting process with this Board – allows the Land Use Administrator to move lot lines or consolidate lots so when a development wants to go in there, they like the location but the lot's not big enough for the development, we can administratively adjust those lot lines.

Master plan authorization does not plat the lots; it just fills in conceptual lot lines, and because it's such a procedural process the applicant turned in the next step which was the master plan amendment as part of this. In the past, I've some of these to this Board before and they ask for master plat authorization. They kind of have the same with showing uses and so on on the master plan. Master plat authorization, also it does not give the applicant the development rights. They still have to come in for preliminary development plan and plat and ultimately final development plan. It pretty much just establishes the total lots and the conceptual lot lines. After this they will still – again, they would have to come in for master plan amendment, preliminary and final plat, and then preliminary development plan and on a project like this usually the developer who wants to put a building on there or a business, they would come in for final development plan meeting all the requirements of the Community College Ordinance and the Land Development Code.

Also on the handout was the colored version of the phase 3 of the Village West master plan. I have some bigger plats and a colored picture of phase 3 of the other master plan also up here, if you have any questions. Madam Chair, I stand for any questions.

CHAIR HOLIAN: Are there any questions for staff? Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Madam Chair. Thank you, Mr. Larrañaga. Would you please restate again, slowly, what point in the process this request is and what would follow if this request is in fact approved.

MR. LARRAÑAGA: Madam Chair, Commissioner Stefanics this is the first part – well, currently there is a master plan, which is the Village West Master Plan.

COMMISSIONER STEFANICS: And it was approved, Madam Chair, about 13 years ago?

MR. LARRAÑAGA: Madam Chair, Commissioner Stefanics, that's correct. This step is just a process to go forward for the planning process, just basically what it's doing is it's authorizing that the Land Use Administrator, once a copy of these 12 lots are platted and gone through the platting process and recording, gives the authority to the Land Use Administrator to be able to adjust lots or consolidate lots so that the development that's going to go on to those lots can meet the requirements, what they need for that development. In other words, if they really like one of these lots, the location of one of the lots, but the size of the building maybe won't allow them to meet the parking lot requirements. We could adjust the lot lines and that particular development can go into that lot.

COMMISSIONER STEFANICS: So Madam Chair, before you get to lot line adjustments, if we move ahead with this today, and the developer then comes back to the CDRC with the actual proposed plans for the use of the land.

MR. LARRAÑAGA: Madam Chair, Commissioner Stefanics, yes, the next step would be from the prior meetings that we've had with the agent for the applicant would be a master plan amendment. In this old Exhibit 3 you kind of get an idea of what they may be proposing. So that would be the next step.

COMMISSIONER STEFANICS: And so Madam Chair, Mr. Larrañaga, if this is approved this evening and the plan then came back to the CDRC and the Board, what type of plan would not be deemed acceptable if they received approval tonight for having complied with the 2000 community master plan. At what point could they be refused legally, if any?

MR. LARRAÑAGA: Madam Chair, Commissioner Stefanics, with the master plan amendment they would have to submit like a brand new submittal, brand new master plan. So they'd have to do a traffic impact analysis. They'd have to connect to County water. They'd have to meet all the requirements of a master plan submittal for the master plan amendment. So before it goes forward to the CDRC and to this Board it would be reviewed by all agencies. We wouldn't bring it forward until we had positive recommendations from all reviewing agencies, which also would be SHPO, State DOT, State Environmental, State Engineer, our County Fire, our Utilities, and Public Works on the traffic impact.

At that point in time staff would be recommending approval if they met all the requirements. There could be some conditions of course that the Board could put on them but legally, they are an employment center under the Community College Ordinance. It was zoned, under the master plan it was zoned for an employment. The majority of the master

plan amendment is just adding on some stuff where it's kind of stated open space and so on. Again, I've seen a conceptual drawing of the master plan. Until they submit I can't comment on that.

COMMISSIONER STEFANICS: So, Mr. Larrañaga or Mr. Ross and Madam Chair, if – just let's stretch a moment. If there were unremediated artifacts on these pieces of land, on this piece of land, is that something that could possibly stop any further development?

MR. ROSS: Madam Chair, Commissioner Stefanics, that's a different part of the code. The general rule with that is these kinds of developments do an arc survey and the general practice is to protect them with easements, anything that's found and not develop on that specific artifact or object.

COMMISSIONER STEFANICS: So where I'm going with this, Mr. Ross and Madam Chair is can you envision any circumstance that would be legal grounds that that would not move forward?

MR. ROSS: Madam Chair, Commissioner Stefanics, it's a discretionary action on the part of the Board to permit the master plat process as opposed to the more detailed process. So in that sense the Board has the choice of determining whether this process is more appropriate to this particular development or another process.

COMMISSIONER STEFANICS: Okay. Thank you very much, Madam Chair.

CHAIR HOLIAN: Commissioner Chavez.

COMMISSIONER CHAVEZ: Mr. Larrañaga, could you give us a definition of mixed use that would be proposed for this? Because it's a business park, right? Employment node, or –

MR. LARRAÑAGA: Madam Chair, Commissioner Chavez, this would just be commercial and residential or basically what the –

COMMISSIONER CHAVEZ: It would be a mix of both residential and commercial combined? Or separate or both?

MR. LARRAÑAGA: Madam Chair, Commissioner Chavez, it would be separate. The majority of this, if you refer back to the colored map of the page 3 of the Village West Master Plan, that pink area is an employment center which would be pretty much commercial. Again, we've seen in your old Exhibit 3, it has maybe some proposed uses for the master plan amendment. Again, that has not been submitted so I don't know if this has changed. The only thing that's been submitted to us to review has been the master plat authorization just with the 12 lots.

COMMISSIONER CHAVEZ: Thank you, Madam Chair.

CHAIR HOLIAN: Any other questions for staff? Okay. Is the applicant here? Will you be sworn in please?

[Duly sworn, Jim Siebert testified as follows:]

JIM SIEBERT: My name is Jim Siebert. My address is 915 Mercer Street, Santa Fe. Let me just begin by emphasizing that what we're really acting on tonight is purely procedural. It's the same process we followed in a prior case that I handled that was for the Rio Santa Fe Business Park. And it's strictly an authorization to allow for administrative adjustment of lot lines.

And what I'm doing is following a section of the code that's Article V, Section 5.6.2, and I think one of the – there was a question by Commissioner Stefanics that what would prevent you from having no alternative but to approve this case in the future? And the answer is, and I think Mr. Ross iterated that. When we come in with a master plan, which is the next step, and we will be submitting a master plan. At master plan review, either approval or denial is strictly discretionary on the part of the County Commission. There's no mandatory thing; it's not similar to a subdivision plat where if you meet all the standards the only choice is to approve the project. That's not the case with a master plan.

You will be seeing me two more times, I don't know if that's good or bad. One will be with the master plan the second will be when we file a plat. And actually, this procedure that's called the master plat is really not finalized. It doesn't become active until the County Commission adopts the final plat. And I'll read one section from the code. It says Before final plat approval the Board may rescind its intent to delegate it if determines that such delegation is not in the best interest of the County.

So even if you approve this tonight you still have the ability to withdraw that approval at some point, either the master plan or the final plat approval. The one thing you may ask is why are you doing this in the first place? Well, what happens with a business park is there's no way to predetermine what a client really needs in the way of land and a client will come to me and say, well, you know I'd like – you have a lot that's two acres and I really need three and I'd say, well you have to adjust the lot line in order to do that. Well, that's a several-month process to do that. If the client says, well, we'll look at other parks or other counties or other states and we'll get back you, well, they never get back to us.

So it's kind of essential for our ability to move the process along. Let me describe where exactly this is located. This is Richards Avenue, the Community College is here. This is College Avenue here, the Santa Maria de la Paz Church is here, and the Santo Nino Catholic School sits here. The Avenida del Sur, which is also one of the main roadways into Rancho Viejo is here. I don't know if you've been out to the Community College lately but if you drive down, on the right-hand side you'll see a large building that's under construction. That large building sits here and it's Bicycle Technologies International, BTI. And I suppose part of that construction, what will happen is they will built the fourth leg to the roundabout that currently goes to the College and they will complete that roadway to this point.

The utilities that are being brought in to serve BTI are also the utilities that will have the capacity to serve the rest of the part. There's a sewer line that's coming up from the school that will come in and serve BTI. There's a waterline that's designed and will be in a size appropriate to fire protection measures.

Maybe just to talk a little about the history that's associated with this development. First of all, when they adopted the Community College District Plan, part of that realization of the plan was to have a mixed-use community. You'd have residential, you'd have employment, you'd have schools, you'd have shopping, all of which Rancho Viejo currently has. The other thing that they talked about was employment centers and in the Community College District you'll see that there is an employment center adjacent to the Community College. The reason for that was the hope that as business came in, as they needed employees to be trained they would have an opportunity to take advantage of the college right next door in order to do that.

This plan here is the Village West Master Plan that was adopted by the County Commission. It contains residential, it contains a commercial center, a school and then an employment center. And it's this area, the employment center where we have requested that the approval for authorization of a master plat. And with that I'll answer any questions you may have.

CHAIR HOLIAN: Thank you, Mr. Siebert. Any questions for Mr. Siebert? Commissioner Mayfield.

COMMISSIONER MAYFIELD: Madam Chair, Mr. Siebert, just on Exhibit 3 that I have – I don't know if you have the same exhibit. Just on some of the utility easements I'm looking at, are you going to continue them through all the lots, and I don't know if all the lots are yours or not, but I was looking at, say, Lot 6 in particular where the Bicycle Technologies is. Is that your lot already?

MR. SIEBERT: The utilities will be extended throughout the park and it will be in a phased manner, but we brought in sufficient utilities for the BTI to accommodate the full development of the park.

COMMISSIONER MAYFIELD: And just on your map you're not showing them. At least not on this map it's not being shown.

MR. SIEBERT: Right, and that was intentional. Because all you're doing tonight is just authorizing the master plat. When we come in with the master plan we will show you what the layout is and have a very detailed layout of utilities. We'll have a detailed description of what the land uses will be, and a description of what the development standards will be for each lot.

COMMISSIONER MAYFIELD: Okay. So Madam Chair, Mr. Siebert, so there will be no issues later on if we do act on this tonight of any interconnection between any of these utility easements between lots?

MR. SIEBERT: No, because you're not really acting on anything to do with utilities tonight. When we bring a master plan in front of you you will be acting on that.

COMMISSIONER MAYFIELD: That's all I have for now. Thank you.

CHAIR HOLIAN: Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Madam Chair. Who are the Uninvest owners?

MR. SIEBERT: Actually, I have Warren Thompson with me tonight. Let me have him describe that relationship between Rancho Viejo and Uninvest.

COMMISSIONER STEFANICS: Thank you.

CHAIR HOLIAN: Mr. Thompson, will you be sworn in please?

[Duly sworn, Warren Thompson testified as follows:]

WARREN THOMPSON: Warren Thompson. Uninvest-Rancho Viejo is owned by myself, the original land partners, which is my family, Myers family, the Kennedy family, the Chambers family that have owned that property for the last 20 years and a fellow named Tom Lowe who is Uninvest who is providing some of the capital and the expertise.

COMMISSIONER STEFANICS: So, Madam Chair, Mr. Thompson, are you saying there's about four or five? Or larger?

MR. THOMPSON: Well, it's even larger. There are four families involved in the original ownership of the ranch and when Suncorps went broke we invested money to

keep the project out of bankruptcy and then we brought in Mr. Lowe to help round out the financial picture.

COMMISSIONER STEFANICS: Well, first of all, you're to be commended for keeping it out of bankruptcy in this economy. Could you describe, Madam Chair, Mr. Thompson, or Mr. Siebert, either one, any kind of community process that's occurred to date on this?

MR. THOMPSON: Yes, Madam Chair and Commissioner Stefanics, we have put an article in the Roundup, I think it's called, which is the homeowners association newsletter and we've committed to do that in each one of their publications to keep the homeowners up to date. The homeowners associations have been notified of these meetings. We have met with a representative group of homeowners out there to discuss issues and agreed to continue to meet with them as we move forward. So we've been very available to the homeowners and accessible.

COMMISSIONER STEFANICS: And Madam Chair, Mr. Thompson, has there been more than one meeting? Has it been for a particular group of people or has it been for anybody in the community?

MR. THOMPSON: There have been three meetings. I was [inaudible] with Mr. Siebert and a group of homeowners. Mr. Siebert made a presentation to the La Entrada Homeowners Association and then at the request of some of the homeowners who are here this evening we met with a group of what was described as a representative group of homeowners. I know that there were people from the La Entrada Association and the South Association there and there were – oh, I don't know, probably 20 people in total.

COMMISSIONER STEFANICS: Thank you. And Madam Chair, Mr. Thompson, do you believe that after having the meetings that any fears or resolutions, any fears were allayed or resolutions arrived at?

MR. THOMPSON: Madam Chair, Commissioner Stefanics, I believe that there is a high level of distrust and that it going to take some time to build those relationships. Hopefully, it's possible.

COMMISSIONER STEFANICS: Thank you very much, Mr. Thompson. Thank you, Madam Chair.

CHAIR HOLIAN: Commissioner Chavez.

COMMISSIONER CHAVEZ: I have a question either for Mr. Siebert or for staff, and I'll just put it out there. In Exhibit 3 it also indicated that there is 100-foot open space drainage and future trail easement. So how do you see that shifting as you go through the process?

MR. SIEBERT: Well, actually, that is part of the Village West Master Plan and we have just simply maintained that as part of the master plan. Here you see, this green strip here is that same green strip you're referring to. The one thing that will happen is the discussions we've had with the Trails Division it was said that it is likely that the County trail will follow that alignment pretty much as you see it here. So that will be retained in order to actually construct the trail.

COMMISSIONER CHAVEZ: So will it then be a utility easement as well?

MR. SIEBERT: In one situation it may be. Where there's a sewer line that comes up from the school it will follow a portion of that open space and then it will go into the roadway.

COMMISSIONER CHAVEZ: Thank you.

CHAIR HOLIAN: Thank you. This is a public hearing. Is there anyone here that would like to speak for or against this case? Please come forward. Can I have a show of hands of how many people might like to speak? Okay. Perhaps you can all get sworn in at once. So please stand all of those of you who would like to speak. And I would urge you to try to keep your comments efficient and please try not to repeat too much. And please give your name for the record.

[Duly sworn, Vicki Schneider testified as follows:]

VICKY SCHNEIDER: I'm Vicki Schneider. I'm a homeowner at La Entrada, 99 Via Orilla Dorada and I'm going to make a very short statement and a specific request asking the Board simply to table this decision for tonight. My main purpose is to keep it very short, not go into lots of details, and I don't know the process. I apologize to you but I have, in anticipation of this – I have 12 copies of letters submitted by people who tried in vain to stick it out tonight and be here for you. You know that we had a pretty large group of folks who wanted to speak, originally, with the 5:00 date and the 6:00 and the 7:00. That became a kind of hardship for some people. And some of them have left documents for you to consider, and then I come prepared with people who could not make the meeting by appointment. They knew they couldn't. So their statements are here. *[Exhibit 14]* I don't know how you pass out things.

CHAIR HOLIAN: Just give them to staff and they will pass them out.

MS. SCHNEIDER: This is a mere pittance of the number of things that are beginning to be gathered for you. Again, to save time, because I know you have way more stamina than a lot of people I've ever known to be able to do this and we appreciate we're the last on the agenda. Appreciate you're staying late. So this is extremely controversial. Like every homeowner in the La Entrada of Rancho Viejo, I object to the concept design as illustrated in the Siebert plan. There are a number of proposed items that directly contract the development as represented to us at the time of purchase of our properties.

A representative group of homeowners – actually, Mr. Thompson referred to us – a representative group of homeowners from each of the sections of Rancho Viejo met with and attempted to have Mr. Thompson, the developer, make the request himself to table this item. In addition, the developers agreed and appreciated his agreement to go forward with the process to have us meet to provide input and to discuss all future development. We really appreciated that. The developer, however, did not table this items, so we ask you Commissioners to do that.

We think that this process should proceed any submitted designs into the County files. The documents before you are going to be concretized into a file and later drawn up and many of the things that go on in that design we residents recognize as controversial and don't want them to be memorialized into a file at this time. Certainly we believe in development and we know that a lot of things will be happening, but this particular design we hope that you'll table.

MR. SIEBERT: In one situation it may be. Where there's a sewer line that comes up from the school it will follow a portion of that open space and then it will go into the roadway.

COMMISSIONER CHAVEZ: Thank you.

CHAIR HOLIAN: Thank you. This is a public hearing. Is there anyone here that would like to speak for or against this case? Please come forward. Can I have a show of hands of how many people might like to speak? Okay. Perhaps you can all get sworn in at once. So please stand all of those of you who would like to speak. And I would urge you to try to keep your comments efficient and please try not to repeat too much. And please give your name for the record.

[Duly sworn, Vicki Schneider testified as follows:]

VICKY SCHNEIDER: I'm Vicki Schneider. I'm a homeowner at La Entrada, 99 Via Orilla Dorada and I'm going to make a very short statement and a specific request asking the Board simply to table this decision for tonight. My main purpose is to keep it very short, not go into lots of details, and I don't know the process. I apologize to you but I have, in anticipation of this – I have 12 copies of letters submitted by people who tried in vain to stick it out tonight and be here for you. You know that we had a pretty large group of folks who wanted to speak, originally, with the 5:00 date and the 6:00 and the 7:00. That became a kind of hardship for some people. And some of them have left documents for you to consider, and then I come prepared with people who could not make the meeting by appointment. They knew they couldn't. So their statements are here. [Exhibit 14] I don't know how you pass out things.

CHAIR HOLIAN: Just give them to staff and they will pass them out.

MS. SCHNEIDER: This is a mere pittance of the number of things that are beginning to be gathered for you. Again, to save time, because I know you have way more stamina than a lot of people I've ever known to be able to do this and we appreciate we're the last on the agenda. Appreciate you're staying late. So this is extremely controversial. Like every homeowner in the La Entrada of Rancho Viejo, I object to the concept design as illustrated in the Siebert plan. There are a number of proposed items that directly contract the development as represented to us at the time of purchase of our properties.

A representative group of homeowners – actually, Mr. Thompson referred to us – a representative group of homeowners from each of the sections of Rancho Viejo met with and attempted to have Mr. Thompson, the developer, make the request himself to table this item. In addition, the developers agreed and appreciated his agreement to go forward with the process to have us meet to provide input and to discuss all future development. We really appreciated that. The developer, however, did not table this items, so we ask you Commissioners to do that.

We think that this process should proceed any submitted designs into the County files. The documents before you are going to be concretized into a file and later drawn up and many of the things that go on in that design we residents recognize as controversial and don't want them to be memorialized into a file at this time. Certainly we believe in development and we know that a lot of things will be happening, but this particular design we hope that you'll table.

I'm going to only mention three contested areas, again, because of time. Number one, Amy Biehl School was not originally planned for the location it's now occupying, Amy Biehl Elementary School. It may also need to expand and the proposed development on the corner of Avenida del Sur and Richards is inappropriate for the uses laid out in the Siebert design. There's nothing configured if they're allowing for the school to expand and because it's so far down on Avenida del Sur there are reasons we want to contest that, again, because of impacts.

Number two is subsequent to the master plan the Santa Fe Community College, our anchor institution that we adore and love and support, has experienced a reported 25 percent increase overall. Today's reality envisions even more growth in the near term for that college.

Number three, subsequent – after the master plan the Petchesky family, the most generous family in the world, put about 258-or so acres into the New Mexico Land Conservancy. It's a treasure. And this impacted the original area as zoned and imagined at that time that that master plan came into existence. So these three major things, these are just three little things. There are many, many more.

Without going into many details of just these three items, and the very important verbal contracts made at the time of our purchases – this includes things like trailheads and open space and all kinds of very important concepts, umbrella concepts. We must have a chance to negotiate with the developer as a community. We are in the process of organizing an organizing committee. Mr. Thompson generously has agreed that the process should happen and he agreed that we could put it together. We could give him dates we'd all agree, and we'd have an ongoing process up and running. We just haven't had the time to complete that process.

Please grant our request and table this item while we work with our developer. And I thank you very much.

CHAIR HOLIAN: Thank you, Ms. Schneider. Next.

[Previously sworn, Gary Lee Nelson testified as follows:]

GARY LEE NELSON: Good evening. My name is Gary Lee Nelson. I live in Rancho Viejo North, otherwise known as the village, and this is the part of Rancho Viejo that is closest to the proposed development. I oppose this in the strongest of terms. I think it will change the character of Rancho Viejo and the character where I live. In 2008 I retired after a 40-year academic career in Ohio and launched a search for a place so spend the rest of my life. I had lots of alternatives, both inside and outside the United States but Santa Fe was the winner. And I moved here, I arrived here December 1, 2010 and got a sublet for five months while I looked around and May 1, 2011 I closed on my house on Woodflower Place in the north and have lived there quite happily since then.

The things that struck me most about Rancho Viejo were the atmosphere and the ambience of the place, the dark sky, the quiet, the trails, the distance from commerce and two very important things for me, the sparse traffic and the low crime rate. In January I attended another meeting at Santa Fe Community College about another development that's going on and there was a formal presentation from the developers that included a traffic analysis that the 250 or 300 people that were there along with me thought was a fairy tale, since we drive Richards and Avenida del Sur every day.

I drove it coming out here today and when I left my home in Rancho Viejo there was traffic that was backed up from behind the Community College all the way to Rodeo. So we already have a lot of traffic there. The other project is a 400+ apartment complex which will increase the traffic, and then this development on the corner of Richards and Rancho Viejo is going to further that. And it ties into crime. The more people that are in the area you can expect more crime. Right now if somebody walks through the Village or they drive through and they don't belong there we know it immediately. If the traffic increases and we see lots and lots of people I think we're going to be at risk of not being able to recognize the dangers and threats when they occur and I think burglaries will increase.

I've spoken kind of informally to an officer of the Sheriff's Department who has concern about it too. I don't know what they're going to do about it. We didn't get into it in much detail, but this is my position. I think we have to look at this a lot more and I echo Ms. Schneider's request that the whole thing be tabled until we have some more input and more conversation with the developers and a greater understanding of exactly what's going to happen if this were to occur. Thank you.

CHAIR HOLIAN: Thank you, Mr. Nelson. Next.

[Previously sworn, Glenn Smertch testified as follows:]

GLENN SMERTCH: Commissioners, I am Glenn Smertch, also from Rancho Viejo. As described to us earlier by a member of staff, master plan authorization is not as benign or innocent as the staff member and developer would have us believe. I would begin to characterize it as a County-sanctioned scam, because if tonight you approve the request by Univest you will have in a sense sold that land down the stream. There will be no backing off from it, and that land, I would contend, is quite inappropriate to commercial development as the developers want to proceed with. That land would be best reverted by you and that might be an action for you to take even tonight, reverted to residential, single-family and townhouse.

If you consider the location, the character and the environment of that land it doesn't belong as commercial. There are other places in Rancho Viejo quite more suitably designated for commercial, even business-type of development.

So I would like to request that you at least, as Ms. Schneider and my predecessor requested, that you at least table this request so that we, the residents of Rancho Viejo in particular can pursue what is maybe wrong about the proposed development, what might be alternatives that perhaps are better for both the community and for the land itself.

Before you make any further designation on this land it must be through a public hearing at which the developer really presents what I guess here is called a master plat. We need to know what really is there, not what they would loosely like to envision this is. And if you approve this master plat authorization you are giving them license to do a great deal of what they would like to do, irrespective of whether it's responsible or irresponsible development of that land relative to the current community as it exists out there and the location and character of that land.

While I'm here I want to address one more point that might be thought of something to come later but I think it should be brought up now. It is very typical nationwide for developers to come in like this with a big, glorious plan, and part of this plan is to exploit existing roads, especially arterial roads. Now, you may not like to think of Richards and

Avenida del Sur as arterial roads, but truthfully and functionally, pragmatically, they are. And if we anticipate as is so commonly the case that the developer is going to want several points of ingress, egress on Richards and Avenida del Sur, we're going to be, and the residents of Rancho Viejo in particular, are going to be in a hell of a mess. So we need to ask you as Commissioners to be bold and novel in treatment of roads and applications of developers who seek to impose on roads and the driving public that use the [inaudible]. Thank you.

CHAIR HOLIAN: Thank you, Mr. Smertch. Next.

[Previously sworn, Tom O'Brien testified as follows:]

TOM O'BRIEN: Good evening. I'm Tom O'Brien. I'm a resident of Rancho Viejo North. I live at the corner of Canada del Rancho and Firehearth which is approximately a tenth of a mile from the south end of this proposed commercial development space. One observation I made from learning tonight and Commissioner Stefanics made the point about have you done an archeological survey on that land? And that's an even important point because being a tenth of a mile from that area I have four archeological easements on my property. You can't build. We had to build around them. So unless I'm missing something, my guess is there would be some archeological issues on that land.

The second point that was mentioned here tonight was that there were meetings with representatives of Rancho Viejo. I'm a resident of Rancho Viejo and I hadn't a clue of these meetings, so in term of inclusiveness as far as the builder-developer is concerned I think it's basically non-existent in terms of the stakeholders.

The other main point that I want to address is something that I sent to Ms. Penny Ellis-Green and Stephen Ross. This is about what I saw on the map, the proposed second entrance/exit from the commercial space onto Avenida del Sur. I think just being in that area we know all the traffic in that area. What I don't think folks really and truly appreciate is that that second entrance/exit as proposed is directly opposite a limited access private Rancho Viejo road. All right? And that Rancho Viejo residents would be very opposed to commercial traffic going from the commercial development center onto and across into a restricted access private Rancho Viejo road. We may even have to take restrictions to restrict access to that road or that place.

The other point that is not on anyone's map is that 45 feet from Avenida del Sur and going parallel to Avenida del Sur and across Canada del Rancho is a community trail that is run by Rancho Viejo. In other words Rancho Viejo residents and families go on the trail that crosses a potentially very busy intersection. Now, in addition to that, if you're there in the spring and the fall you see the students from Amy Biehl – you remember the old parochial parish schools walking in single file with their teachers along that same pathway, a community trail.

So I think that whole idea of a second entrance/exit is fraught with problems as it interfaces with Canada del Rancho and going across a very busy road called Avenida del Sur. So I would really have folks think about the safety issues there, the traffic implication issues and maybe involve the community of Rancho Viejo in the design process associated with that intersection, if that happens to be an intersection.

Now let me give you an antidote [sic]. I came from Wilmington, Delaware and we lived in a residence called Westminster. It had all private roads. Right opposite the main drive, which is like Avenida del Sur was a space where Pulte was going to build \$700,000

homes. Pulte wanted to have his main access going out of that development right across this private road. Newcastle County said no. You've got to move it down 300 feet, and they had to do that.

So, and going forward here we would appreciate that the Commissioners consider tabling the proposal today or tonight, if not this morning – we're working on it – and have much more community input in a directed fashion, not the haphazard fashion, and probably fashioning how this proposal can go forward.

CHAIR HOLIAN: Thank you, Mr. O'Brien.

MR. O'BRIEN: Thank you very much.

CHAIR HOLIAN: Next.

[Previously sworn, Eunice Vellen testified as follows:]

EUNICE VELLEN: Madam Chair, Commissioners, my name is Eunice Vellen. I live in the La Entrada section of Rancho Viejo. I'm not as good an extemporaneous speaker as these people are. I wonder if you wouldn't mind if I just read my statement to you. We live in the La Entrada section in Rancho Viejo in Santa Fe County. Rancho Viejo was presented to us as a planned community designed on the village model of dense residential centers with small retail areas surrounded by open land that is traversed by trails to allow optimum recreational enjoyment by all residents. This is a concept that ensures the maximum preservation of the natural environment, is the model used to develop the first two phases of Rancho Viejo, and is the reason we elected to purchase our home here.

Univest-Rancho Viejo, LLC, owner and developer of Rancho Viejo has made public their plans to build out sections of our development in ways that not only do not comply with this model but would be detrimental to Rancho Viejo and the larger area around us. Specifically, the developer is proposing commercial/residential/retail areas designated as College Park. This development would consist of two areas: 12 lots over 90+ acres, one of which is the Bicycle Technology Building, already under construction. If this plan is approved then regardless of the nature of the buildings built there will be an additional impact on traffic, depending on the size and nature of the businesses, that additional traffic will almost certainly include large tractor trailer trucks which cannot be easily accommodated on existing roads.

Lot 11 is of 20+ acres designated for residential development behind the Amy Biehl Community School is in direct contradiction to the terms we agreed to as purchasers. When we purchased our home overlooking the conservation area we, along with all the local residents along Via Orilla Dorada were charged a significant premium with the assurance that the land would be preserved as open land and used only for recreation. In addition, our home abuts a trailhead leading to the open areas for which we were charged an additional premium.

The promises regarding open space and trails were made to everyone who has purchased a home in La Entrada. If the residential lot behind Amy Biehl School is approved it will not only negate the large contract with all of the residents but it will be necessary to extend the proposed road to connect with our street, replacing the trailhead, negating another contract with the homeowners of Rancho Viejo.

Attached to this statement is the map that we initialed as part of our purchase contract that supports these terms. Santa Fe Community College has unexpectedly grown approximately 25 percent over their projections for the last few years, so there is already considerable traffic

congestion in this area. At times the traffic backs up from the entrance to the college almost to Rodeo Road to the north on Richards Avenue and for a considerable distance to the south side as well, including Avenida del Sur and Rancho Viejo Boulevard. The opening to a secondary entrance to the College off College Road has done little to alleviate the problem as the traffic still has to travel on Richards to reach that road.

The developer is also proposing construction of a large apartment complex consisting of 400+ apartments and 50 single-family homes at the eastern end of College Avenue in College Heights behind the Santa Fe Community College. At the present time College Avenue is the only road in or out of this area. The construction of this complex would put conservatively 1,000 more cars onto both College and Richards Avenue, which are narrow roads, one lane in either direction. Each of these areas is being designed by a different design firm and each firm has apparently done traffic use studies, but it is unclear whether either of them is aware of the other development or if the County has looked at cumulative impacts. Richards Avenue is the sole or primary road of ingress and egress to the majority of homes in Rancho Viejo and to the Community College. Aside from the traffic congestion there is also the conservation issue. Currently, coyotes and other wildlife traverse through this area as they travel between the Sangre de Cristo foothills to the Petchesky Conservation Area. The construction of these buildings and homes would be cutting them off from the conservation area, perhaps leading to starvation of some of that population as well as destroying the natural flora.

We are not opposed to development and the residents have asked for an ongoing dialogue with the developer to which they have agreed. There are other areas within Rancho Viejo that are partially developed or that would easily be developed to accommodate the expansion being requested without the drawbacks enumerated here. We respectfully request that you delay any action on this proposal until an independent traffic study has been completed and we have had a chance to meet with the developer to discuss alternate plans. We are dependent on you to act as our representatives and to protect our interests as well as those of the County. Thank you.

CHAIR HOLIAN: Thank you, Ms. Vellen. Next.

[Duly sworn, Eileen Gorman testified as follows:]

EILEEN GORMAN: Good evening. Good night. My name is Eileen Gorman. I live at 3 Firehearth Place in the Village. And I have watched this unfold and I'm struck by the fact that there are three major development plans that are happening that the County is treating as though they're totally independent. They're all interlinked and they're being handled by different parts of the County staff. I know that they probably all sit near each other, but they're being handled as if they're totally separate projects when in fact they all are related. They have similar developers, the same developer and a very key road project that makes them possible, and that's the southeast connector.

So I would like to have you consider that they be made to be treated not as a single project, because I realize that that would be difficult, but at least as linked projects, because they are related and they have to do with, as other people have said tonight, the traffic and the impact along Richards Road and what's happening out in the Community College District. The three projects are the southeast connector, and there's been a lot of discussion and a lot of comments that have been made about the bogus traffic studies that we've all been to

meetings about when they were building the circles and the traffic hand counts they did on the days when schools were closed, and said, oh, well, the traffic going north from Rancho Viejo on Richards isn't going to be a problem. Well, guess what? It is, if its during rush hour.

So the southeast connector, the future large apartment complex and development which has been mentioned already, which hasn't come to the County yet but is going to put thousands of cars onto Richards. Again, there's no traffic study. And the biggest development at Avenida del Sur and Richards, which was not a surprise to me; I was aware of that. But they should not be treated as though they're separate entities, because they are not. They are in that same very close proximity to each other, part of the Community College District.

And I find it very frustrating that the County is treating them as though they're separate and not linked. And I would urge you to think about them as though they are linked because in fact they are. The Rancho Viejo area as we learned recently in the Village, because of something completely separate is one of the most compliant and productive group of taxpayers in the county tax base. And that's data from something that happened with a special bond that those of us who live in the Village had to pay because the developer set it up that way. Now, fortunately, that's been paid off because we paid on time and fully.

So before action is taken that puts that tax population at more duress than it already is, just take a pause and try to think about how these three big projects can be considered together, at least conceptually, in terms of traffic impact and environmental impact, and think about whether or not the road along Richards and eventually along Avenida del Sur, in addition to what's happening with the southeast connector, are going to be able to actually handle what's going to be pouring out onto it.

We are the constituents of the county and we do live here in a very special place. There is no question about it. Rancho Viejo is a very, very special place because of the open space, because of the environment, because of the trails and because of the people, many of whom had to leave because of the schedule here, but many of whom actually toughed it out so that our voices would be heard. And we hope you have heard us. Thank you.

CHAIR HOLIAN: Thank you, Ms. Gorman. Is there anyone else who would like to speak? Have you been sworn in? Okay. Thank you.

[Duly sworn, Pat Perron testified as follows:]

PAT PERRON: My name is Pat Perron. I live in College Heights. I hope you can see the spelling. Commissioners, you need to understand that Rancho Viejo is divided into two homeowners associations, one in the south and La Entrada and the southern area and that is where the developer sits. And in the north, we have another homeowners association which has been on the fringes of this. Rumors are flying that a commercial supermarket is going in on this corner. We don't really know what is the long-range plan for it but that's one of the rumors.

Most of our problems center around Richards Road which is heavily trafficked especially when the college lets out or when classes begin. 75 percent of the traffic is probably college oriented. So until we get the southeast connector in and we have the infrastructure in to support additional development we really are in a quandary. Thank you so much.

CHAIR HOLIAN: Thank you, Ms. Perron. Is there anyone else who would like to speak from the public? Seeing none, this public hearing is closed. Mr. Siebert, would you like to make any final comments?

MR. SIEBERT: Madam Chair, Commissioners, thank you for the opportunity. The only thing I'd like to point out is we are following exactly the provisions that are provided in the code requesting the authorization to proceed with master plat. All the issues that were brought up tonight are valid issues and they're issues that we're going to have to address as part of the master plan process and we will be – I think we have an advantage with one thing that occurred in this process is that the neighborhood groups are getting organized. We have the ability through the master plan process to deal with an organized committee of the various neighborhoods. Thank you.

CHAIR HOLIAN: Thank you, Mr. Siebert. Any further questions?
Commissioner Stefanics.

COMMISSIONER STEFANICS: Thank you, Madam Chair. Mr. Ross, if we were to move to table tonight, could you explain what the process is for the very next meeting. We don't have any further discussion? We just come back and vote?

MR. ROSS: Oh, yes. Madam Chair, Commissioner Stefanics, that's correct. Once the public hearing is close then it is closed. We would not reopen it; we'd have discussion and a vote next time.

COMMISSIONER ANAYA [telephonically]: Madam Chair.

COMMISSIONER STEFANICS: Thank you. Commissioner Anaya is trying –

CHAIR HOLIAN: Commissioner Anaya, are you there?

COMMISSIONER ANAYA: Yes, Madam Chair. I'm sorry. Commissioner Stefanics was still talking. I'm sorry to interrupt. But I do have some comments.

CHAIR HOLIAN: Okay. Commissioner Stefanics, are you –

COMMISSIONER STEFANICS: I'd like to finish and then we could turn it over. So Mr. Larrañaga, could you come up and define or describe what a master plat is and what the next step is? Because I just think we need to be clear that if we were to table, number one, that we're not going to come back and discuss it; we're just going to come back and vote. So I'm not sure that's going to meet the goals, because those are the rules. Number two, I want to discuss what a master plat is supposed to be and then what further steps are and whether or not the master plat conditions have been met.

MR. LARRAÑAGA: Madam Chair, Commissioner Stefanics, master plat authorization, the request that's before you tonight, is giving the authority to – would give the authority to the Land Use Administrator to be able to adjust lot lines or consolidate lots. This is after it's been platted and there's been a master plan approved and it's ready for development. So this is again, as I mentioned before, it's a procedural process. It's kind of the first step to allow the lots – you're not platting the lots, you're not giving any development rights to this parcel. All it does is allow the Land Use Administrator to be able to adjust those lot lines after it's been platted. This way if they have to adjust lot lines they don't have to come back to the Board after it's been platted. As Mr. Siebert stated before, if a development wanted to come in, they need a bigger parcel, we don't have to bring it back to this Board to adjust lot lines; the Land Use Administrator can adjust those lot lines to allow this development to go in.

COMMISSIONER STEFANICS: Thank you. Mr. Siebert or Mr. Thompson, either one of you could answer this next question. If there is a delay for one month, will that hamper some active plan that you have?

MR. SIEBERT: Madam Chair, Commissioner Stefanics, no. I don't think the sky is going to fall in if there's a one month delay.

COMMISSIONER STEFANICS: Thank you very much, Madam Chair. I'm finished.

CHAIR HOLIAN: Commissioner Anaya, are you there?

COMMISSIONER ANAYA: Yes, Madam Chair. I appreciate the opportunity to comment. I just want to ask one last time. This is a procedural approval that has to do with a process that we followed through on with other developers. It's not out of the box. It's consistent with a process and the procedure that we followed. That's the first point of the question. The second question is that there will be other opportunities for the public to comment as plans come forward in the future.

CHAIR HOLIAN: Thank you. Are you finished.

COMMISSIONER ANAYA: Yes. Is that correct?

CHAIR HOLIAN: Jose, would you like to answer that?

MR. LARRAÑAGA: Madam Chair, Commissioner Anaya, yes. We have processed a master plat authorization in the past. As Mr. Siebert mentioned, before we did one I think a year, a couple years ago. It's just a process to get it going to establish the lot lines for future platting.

COMMISSIONER ANAYA: Thank you.

CHAIR HOLIAN: Commissioner Mayfield.

COMMISSIONER MAYFIELD: Thank you, Madam Chair. Mr. Siebert, and I appreciate that you all are bringing this proposal forward, but looking at your letter dated November 20, 2012, and then just respecting your last sentence. Please place this request on the next available agenda for the BCC, and then hearing the comments that were given us today by the audience that was able to stick it out with us tonight, I guess the tone, or the sentiment that was conveyed tonight was what public input or process did you have with the community? Did you go out there and have any community meetings about this, because that's what I've heard, is hey, talk to the residents about this. We want to talk to you about traffic studies. We want to talk to you about configurations. So what have you done to go out to talk to the public about this?

MR. SIEBERT: Well, Mr. Thompson talked about some other things that they've done to compile written material regarding this request. Personally, I know the meeting at College Heights, which is directly north of the Community College was a group that asked me to come out and attend their meeting. I attended the board meeting of the homeowners association for the La Entrada Subdivision. I'm guessing there was maybe somewhere between 25 and 35 people there that night. And there was an attempt to disseminate information regarding this request.

Two things – there is a lot of concern regarding traffic. Part of what will be coming along with the master plan will be a traffic study. There is concern regarding archeology, and in fact what's happened is part of the Village was master planned. They've done a detail archeological survey of everything you see within that plan. And there were some places that

they didn't want to mitigate the archeological sites so they simply set them aside in easements. In this particular case there are no instances of archeological sites that the State Historic Preservation Office considered worthy of preservation. So this area has already been cleared.

COMMISSIONER MAYFIELD: Thank you. Madam Chair and Mr. Ross, I know we spoke earlier about a tabling, but this Commission also has the authority to postpone to a certain date, so we could pick maybe a month out, two months out, and then maybe ask for some public outreach, some more public meetings be done. And we could ask that this come back a month from now, maybe a month and a half from now, so that we don't have to carry it to the next meeting. Could that be I guess a motion?

MR. ROSS: Madam Chair, Commissioner Mayfield, yes. A tabling –

COMMISSIONER MAYFIELD: Not a tabling, but a postponement.

MR. ROSS: A tabling is for one month. A postponement is for a date certain, usually beyond the normal period of a tabling.

COMMISSIONER MAYFIELD: And with that postponement could we ask that some public outreach meetings be had? Thank you. Madam Chair, that's all I had for now. Thank you.

CHAIR HOLIAN: Okay. Commissioner Stefanics.

COMMISSIONER STEFANICS: Madam Chair, I wanted to make just a couple of general comments about the Community College District. And the consternation felt by the community in Rancho Viejo is not the first time this has come up in the past 12 months regarding the Community College Plan. It came up with La Pradera. A lot of people, a lot of the residents did not want a higher density. They did not want mixed use, and yet that is what the Community College District Plan calls for.

And I don't think this action is going to be avoided. I think it might be postponed, but 13 years ago the County accepted a community plan, a plan that your community developed. And your community has the right to change it but it's a very detailed process to do that. It's an ordinance. It's a law. And so we could move along and accommodate the developer this evening or we can postpone and come back and accommodate them in a couple months. So you have to really think that if there is a couple month delay, what will you accomplish and what will you set your mind to accomplishing. And we have done that with other cases. We have had some very controversial cases. We've had the Girls and Boys Ranch. We've had Saddleback Ranch. We've had several other controversial pieces where we've said go back and work it out.

And this is not unlike that. And so if my colleagues are up for it I would agree that we should postpone, and I would so move that we postpone for two months. We're in February, so that would be April. So at the beginning of April, which is our land use meeting we would come back to address this and I will see if there's a second to the motion or not.

CHAIR HOLIAN: I'll second that, and it's April 9th would be the date of that meeting. So we have a motion and a second for a postponement for two months.

The motion passed by unanimous [5-0] voice vote.

Subject: Rancho Viejo Commercial Development Site
From: Thomas O'Brien <TCOBrien@comcast.net>
Date: 2/5/2013 5:06 PM
To: Liz Stefanics <lstefanics@co.santa-fe.nm.us>
CC: Julia Valdez <javaldez@co.santa-fe.nm.us>, David Rasinski <drasinski@hoamco.com>
BCC: tcobrien@Comcast.net

RE: Rancho Viejo Commercial Development Site Entrance/Exit #2

Commissioner Stefanics:

As a follow-up to a recent email sent to you and in preparation for the County meeting on February 12, we have put together four (4) charts (see attached) that illustrate our concerns about a possible 2nd entrance/exit on Avenida Del Sur and opposite Canada del Rancho.

Chart 1. This is the "vicinity map" that was circulated to Rancho Viejo North residents (Village Units I & II) in advance of the public hearing on February 12.

Chart 2. Overlaid on this "vicinity map" is a color rendition of Rancho Viejo Village Units I & II and their positioning with respect to the Rancho Viejo Commercial Development "SITE".

Chart 3. Drawn of the "vicinity map" is (a) the east entrance of Canada Del Rancho (from Avenida Del Sur), and (b) part of the Rancho Viejo "Community Trail" system. It is important to note that:

- Canada Del Rancho is a PRIVATE road maintained by Rancho Viejo North, and
- the Rancho Viejo (not SF County) paved and maintained "Community Trail" is only about 45' from Avenida Del Sur where it crosses Canada Del Rancho, and is used by Rancho Viejo residents, County residents, and Amy Biehl students/teachers.

Chart 4. This a a more recent Rancho Viejo development illustration. However, it does not show the traffic circles on Richards at Santa Maria de la Paz Church/School and at the SFCC and "SITE".

The bottom line: Residents of Rancho Viejo Village Unit 1 would be opposed to any (commercial) "SITE" entrance/exit on Avenida Del Sur and opposite Canada Del Rancho for several reasons:

- Canada Del Rancho is a PRIVATE Rancho Viejo road.
- Commercial through traffic is prohibited on Canada Del Rancho.
- There would be public safety issues and concerns, if there were a "SITE" entrance/exit opposite the east entrance to Canada del Rancho, because of the proximity of the Rancho Viejo "Community Trail" to Avenida Del Sur and where this "trail" crosses Canada Del Rancho.

We hope that this information is helpful to the discussions on February 12, and appreciate your attention to our issues and concerns on this matter.

Thank you.

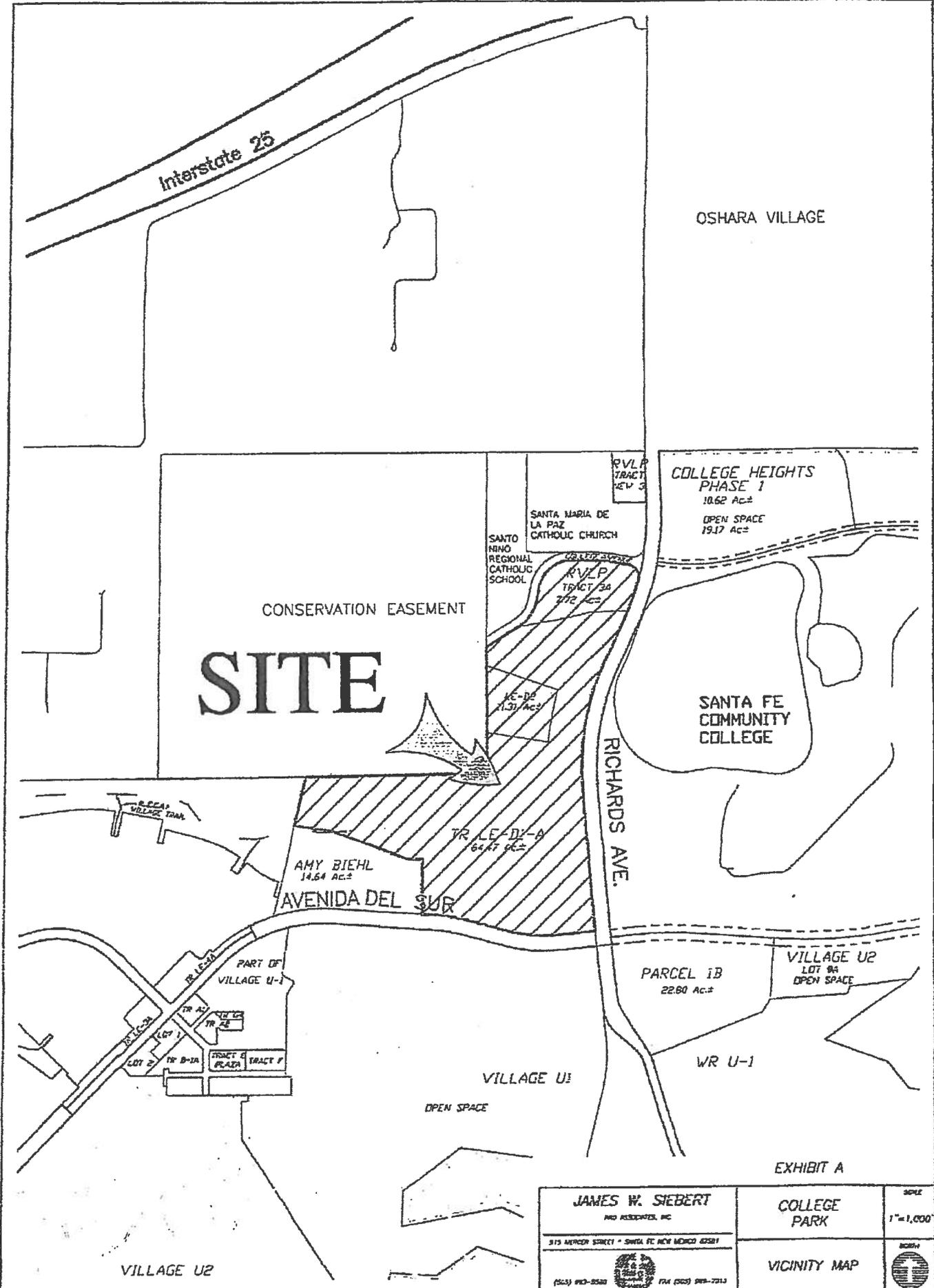


Thomas C. O'Brien, Ph.D. and Eileen G. Gorman, Ph.D.
3 Firehearth Place
Santa Fe, NM 87508-1308
505-473-3611

Attachment (4 Charts)

--
Tom O'Brien

RV 1.jpg

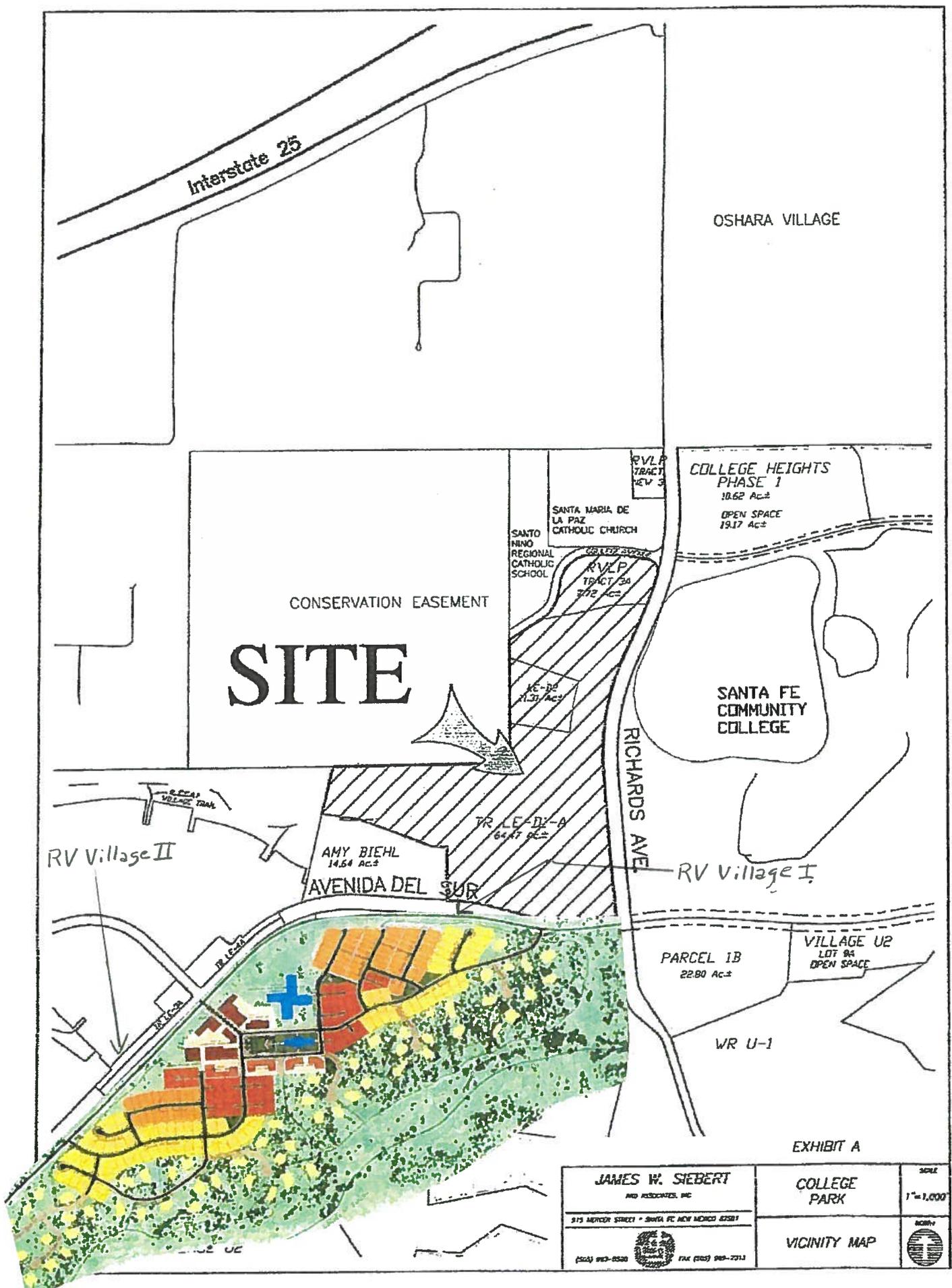


JAMES W. SIEBERT
 AND ASSOCIATES, INC.
 315 MERCURY STREET • SANTA FE, NEW MEXICO 87501
 (505) 963-8500 FAX (505) 963-7913

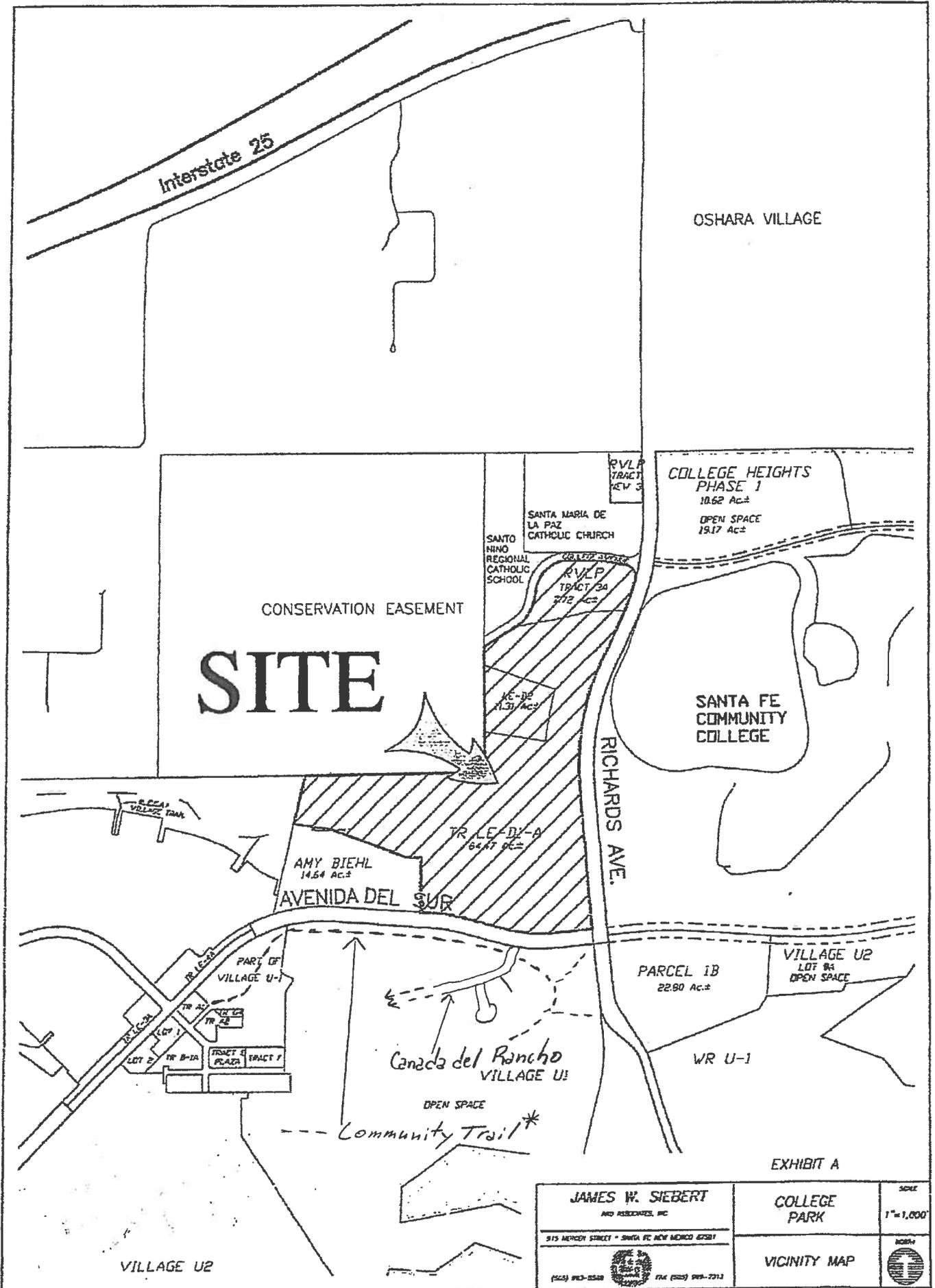
EXHIBIT A

COLLEGE PARK	SCALE 1" = 1,000'
VICINITY MAP	

VILLAGE U2



JAMES W. SIEBERT AND ASSOCIATES, INC. 315 MERCER STREET • SANTA FE, NEW MEXICO 87501 (505) 963-8520	COLLEGE PARK	SCALE 1" = 1,000'
	VICINITY MAP	



JAMES W. SIEBERT AND ASSOCIATES, INC. 515 MENDEY STREET • SANTA FE, NEW MEXICO 87501 (505) 963-2520 FAX (505) 969-7212	COLLEGE PARK	SCALE 1" = 1,000' NORTH
	VICINITY MAP 	

* Within 45' of Avenida Del Sur.

Board of Commissioners
Santa Fe County
Feb. 12, 2013

We live in the La Entrada section of Rancho Viejo in Santa Fe County. Rancho Viejo was presented to us as a planned community designed on the village model of dense residential centers with small retail areas surrounded by open land that is traversed by trails to allow optimum recreational enjoyment by all residents. This is a concept that ensures the maximum preservation of the natural environment, is the model used to develop the first two phases of Rancho Viejo, and is the reason we elected to purchase our home here

Univest-Rancho Viejo LLC, owner/developer of Rancho Viejo, has made public their plans build out sections of our development in ways that not only do not comply with this model, but would be detrimental to Rancho Viejo and the larger area around us.

Specifically the developer is proposing a commercial/retail/residential area designated as College Park. This development would consist of 2 areas:

1. 12 lots over 90+ acres, one of which is the Bicycle Technologies Building already under construction. If this plan is approved, and regardless of the nature of the buildings built, there will be an additional impact on traffic. Depending on the size and nature of the businesses that additional traffic will almost certainly include large tractor-trailer trucks which cannot be easily accommodated on the existing roads.
2. Lot 11 (20+ acres) designated for residential development behind the Amy Biehl Community School is in direct contradiction of the terms we agreed to as purchasers. When we purchased our home overlooking the Conservation area we, along with all the other residents along Via Orilla Dorado, were charged a significant premium with the assurance that the land would be preserved as open land and used only for recreation. In addition our home abuts the trailhead leading to the open area for which we were charged an additional premium. The promises regarding open space and trails were made to everyone who has purchased a home in LaEntrada. If the residential lot behind Amy Biehl School is approved it will not only negate the larger contract with all of the residents, but it will be necessary to extend the proposed road to connect with our street replacing the trailhead, negating another contract with the homeowners whose homes abut the trailhead. Attached to this statement is a map that we initialed as part of our purchase contract that supports these terms.

Santa Fe Community College has unexpectedly grown approximately 25% over their projections in the last few years so there is already considerable traffic congestion in this area. At times the traffic backs up from the entrance to the college almost to Rodeo Road to the north on Richards Avenue and for a considerable distance on the south side as well including Avenida del Sur and Rancho Viejo Blvd. The opening of a secondary entrance to the college off College Road has done little to alleviate the problem as the traffic still has to travel on Richards to reach the road.

The developer is also proposing construction of a large apartment complex consisting of 400+ apartments and 50+ single family homes at the eastern end of College Avenue in College Heights and behind the Santa Fe Community College. At the present time College Avenue is the only road in or out of this area. The construction of this complex would put, conservatively, 1000 more cars onto both College and Richards Avenues which are narrow roads (one lane in each direction).

Each of these areas is being designed by a different design firm. Each firm has apparently done traffic use studies, but it is unclear whether either of them is aware of the other development or if the county has looked at their cumulative impact. Richards Ave. is the sole or primary road of ingress and egress to the majority of homes in Rancho Viejo and to the Community College.

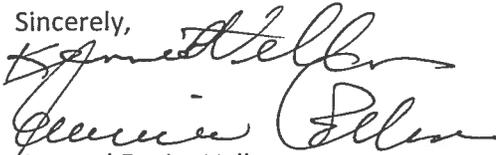
Aside from the traffic congestion there is also the conservation issue. Currently coyotes and other wildlife traverse through this area as they travel between the Sangre de Cristo foothills to the Petchesky Conservation area. The construction of these buildings and homes will sever the southern portion of this route

cutting them off from the Conservation Area and perhaps lead to starvation of some of that population as well as destroying the natural flora.

We are not opposed to development, and the residents have asked for an ongoing dialogue with the developer to which they have agreed. There are other areas within Rancho Viejo that are partially developed or that would be easily developed to accommodate the expansion being requested without the drawbacks enumerated here.

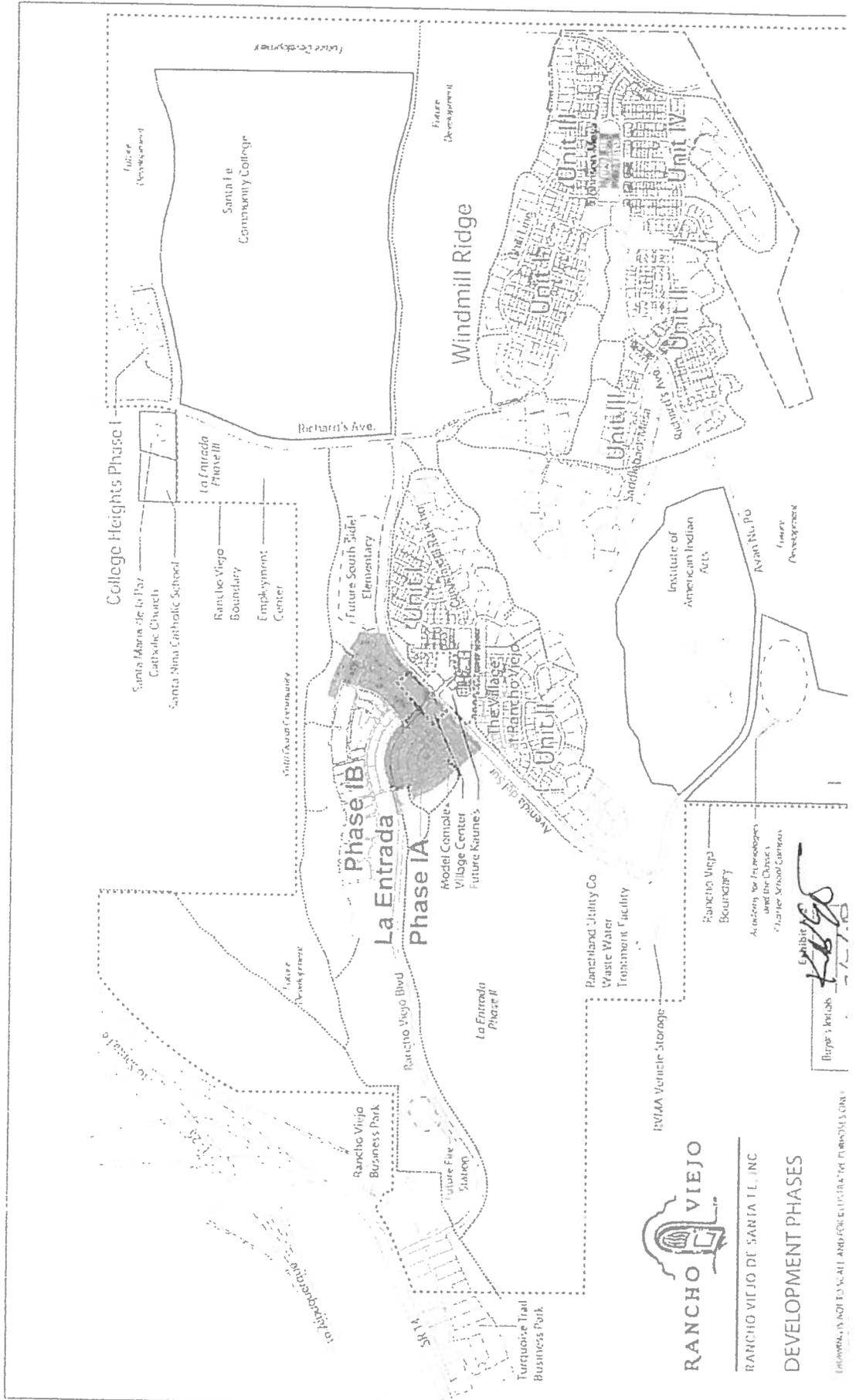
We respectfully request that you delay any action on this proposal until an independent traffic study has been completed and we have had a chance to meet with the developer to discuss alternate plans. We are dependent on you to act as our representatives and to protect our interests as well as those of the county.

Sincerely,

Handwritten signatures of Ken and Eunice Vellon in cursive script.

Ken and Eunice Vellon

95 Via Orilla Dorado, Santa Fe, NM 87508



RANCHO VIEJO
RANCHO VIEJO DE SANTA FE, INC

DEVELOPMENT PHASES

Exhibit
Bayer's Analysis

PREPARED BY BAYER CONSULTANTS AND ARCHITECTS FOR THE PURVISSES COMPANY

February 12, 2013

Santa Fe County Commissioners:

**RE: Request to TABLE Agenda Item:
OBJECTIONS TO BCC CASE # MIS 12-5420 COLLEGE PARK MASTER PLAT
AUTHORIZATION REQUEST**

The agenda item before you tonight, while administrative in nature, is extremely controversial. As a homeowner in the La Entrada section of Rancho Viejo, I object to the concept design as illustrated in the Siebert plan. There are a number of proposed items that directly contradict the development as represented to us at the time of purchase of our property.

A representative group of homeowners from each of the sections of Rancho Viejo met with and attempted to have the developer request tabling this item. In addition, the developer agreed to go forward with a process to have us meet to provide in-put and discuss future development.

The developer did not table this item, so we ask you commissioners to do so. We think that this process should precede any submitted designs into the county files.

I will mention just three contested areas:

1. Amy Biehl School was not originally planned for the location it is occupying. It may also need to expand and the proposed development on the corner of Avenida del Sur and Richards is inappropriate for the proposed uses laid out in the Siebert Design.
2. Subsequent to the Master Plan, Santa Fe Community College, our anchor institution, has experienced a reported 25% increase overall. Today's reality envisions even more growth in the near term.
3. Subsequent to the Master Plan, the Petchesky family put 258 (or so) acres into the NM Land Conservancy. This impacted the original area as zoned and imagined at that time.

Without going into the many details of just these three items, and the very important verbal contracts made at the time of our purchases, we MUST have a chance to negotiate with the developer as a community.

Please grant our request and TABLE this item while we work with our developer.

Thank you very much,

Vicki Schneider

99 Via Orilla Dorado

SF, NM 87508

vickischneider@gmail.com

**OBJECTIONS TO BCC CASE # MIS 12-5420 COLLEGE PARK MASTER PLAT
AUTHORIZATION REQUEST**

^ Development plans are in direct conflict with original Rancho Viejo planning principles:

Retaining the natural landscape of the land

Preservation of arroyos and tree cover allowing for retention of 50% of open space

Limiting street lighting in accordance with Santa Fe County ordinances to preserve the night sky

^ Development would cause a significant increase in traffic on Richards Ave, Avenida Del Sur and Rancho Viejo Blvd

Roads in this area are not designed to handle the traffic and if constructed to do so would increase traffic and noise levels of a promised quiet community

Submitted by:

Rebecca Switzer
100 Via Orilla Dorado
Santa Fe, NM 87508
Rancho Viejo Homeowner

WRITTEN COMMENTS OF SALLY A. SIMMONS
PROPOSED CHANGES TO MASTER PLAT BY UNIVEST
SANTA FE COUNTY COMMISSIONERS' HEARING
FEBRUARY 12, 2013

These comments are partially in opposition and partially in support of Univest's proposed changes to the master plat for Rancho Viejo.

1. The undersigned is opposed to the future road easement at the western edge of Lot 11. This opposition is two-fold. First, the future road easement is inconsistent with oral and written representations made by the previous developer, SunCor, that the entire area behind the lots on the north side of Via Orilla Dorado would be kept as open space. Accordingly and moreover, homeowners paid premiums for these lots. Second, the future road easement seemingly would be of no benefit to the future residents in Lot 11 and the existing La Entrada homeowners. Access to Lot 11 could be provided via a cul-de-sac or loop road from Velocity Way and would be viewed as more advantageous by future residents in Lot 11 as such an arrangement would eliminate the possibility of through traffic in their neighborhood.
2. The undersigned is partially in support of the planned development in the vicinity of Richards Ave., Lots 1-10. This area is the most centrally located section of Rancho Viejo and would be well-suited for businesses that rely on residential traffic to be financially viable. In addition, this area would be well-suited to businesses that plan on employing significant numbers of Santa Fe Community College students. To help ensure minimal disruption to current sight lines, all buildings on Lots 1-10 should be subject to height restrictions, which should have the practical effect of limiting elevations to be no higher than the current BTI structure.
3. The undersigned believes that businesses that do not meet the description in No. 2 above (i.e., wholesale businesses not reliant on student employment) would not be financially disadvantaged by a less central location and would be more appropriately located towards the western end of Rancho Viejo Boulevard, between the new fire house and Route 14. This area is at a lower elevation, which might allow for less stringent height restrictions that might better accommodate certain businesses.

Respectfully submitted on February 12, 2013, by:



Sally A. Simmons
101 Via Orilla Dorado
Santa Fe, NM 87508

B.A. Economics (With Distinction), Virginia Tech, 1973
M.A. Economics, Virginia Tech, 1974

TO: The County Commissioners -- Santa Fe County

FROM: Bruce Blair, 1 Paseo Luna Blanca, Santa Fe (Rancho Viejo)

February 9, 2013

I am a resident of Rancho Viejo (The La Entrada portion) and have now lived here in my own home for three-and-a-half years. Since my work will prevent me from attending the hearing on February 12, 2013 at which Rancho Viejo/Univest will propose changes to the Plat in the area which they are calling "College Park", I have asked that this statement either be read during the hearing, or at least be presented to you all for your serious consideration.

During the time that I have lived in Rancho Viejo, I have traveled in and out of it 3-4 times per day, each week, on Richards Avenue, Rabbit Road and Rancho Viejo Blvd. It has become painfully clear that this portion of Richards Avenue is already carrying more traffic than it was ever meant to handle safely, and Rancho Viejo Blvd. is a narrow and twisting road with no margin for error.

I'm sure that any of you who have ever driven on this portion of Richards Avenue must understand that it will never be more than a two lane road (one north/one south) because of the two northbound/southbound I-25 bridges and the Railrunner bridge which cross it; permanently limiting the width of the road.

Now, to add insult to injury, all of us who live in Rancho Viejo have been blessed with three new traffic circles that exist within less than one mile on Richards Avenue. These are three of the smallest traffic circles that I have ever seen. The very misguided and faulty thinking behind these circles said that they would create a much smoother traffic flow than the previous intersections that they replaced. The reality is that these miniscule traffic circles have created the most unbelievable traffic log-jams at least 3-4 times each day, as traffic from the hundreds of Rancho Viejo families, the Community College, the Amy Beihl Community School, and the Santo Nino Regional Catholic School attempt to feed into these circles from 4 different directions at the same time.

Now we are told by the owners of Rancho Viejo/Univest that they propose to build 400(+) apartments, 12 new commercial properties, and additional residences that will (in addition to all of the land that they will destroy) also empty into two of these three traffic circles, and the dangerously narrow Rancho Viejo Blvd.

Part of this proposed easement in the 90 acre plat ("College Park") calls for a new road, to be called Velocity Way. This road will empty from the 12 proposed commercial properties onto the existing Avenida Del Sur at the narrowest point on the entire road,

on a blind curve, and directly across from Canada Del Rancho (road) which is one of the main entrance/exits from the "Village" portion of Rancho Viejo. Less than 100 feet from this dangerous proposed intersection, Avenida Del Sur becomes a narrow two lane road with absolutely no shoulder on either side. Additionally, the south side of that portion of the road drops off sharply 20-25 feet. One of Rancho Viejo's walking/hiking trails also crosses at this same intersection. I believe that this proposed new addition to the roadway be extremely hazardous for all who are forced to travel through it, and that we could definitely expect to see numerous vehicle and pedestrian accidents there over time.

Funding for an additional new access road, passing behind the Community College and connecting to Rabbit Road was approved in the last public election, and is to be created at the intersection of Richards Avenue and Avenida Del Sur at some undetermined time in the future. The beginning of this proposed road will totally destroy the Trailhead of a long existing county hiking trail, as well as some of the beautiful, rapidly dwindling, open land that made Rancho Viejo the special living area that it has been up until now.

To believe that the owner's of Rancho Viejo/Univest can propose to build 400(+) apartments, as well as additional residential and commercial properties, into the future without end, which will feed countless hundreds more cars and trucks onto Richards Avenue and (to a lesser extent) the narrow and twisting Rancho Viejo Blvd., is simply to be in denial about the permanent traffic and air pollution nightmare that this will create for all who live or work here.

To believe that this entire proposal, which will destroy so much beautiful open land and wildlife habitat, and create unimaginable traffic congestion and pollution, is a benefit to anyone who lives in this area, truly represents the most reckless and shortsighted forms of community planning. We don't need to create another Cerrillos-Road-type nightmare in Rancho Viejo. I urge you to reject this irresponsible proposal until such time as more responsible forms of building and planning can prevail.

Respectfully submitted,

Bruce Blair

Feb 12, 2013 Santa Fe County Commissioners Public Meeting

Talking Points from:

Paul and Sally Dillon,

85 Via Orilla Dorado

La Entrada at Rancho Viejo

1. Rancho Viejo is a planned community with a focus on open space and preservation of the natural landscape and picturesque views.
2. We purchase our home solely because of these factors and paid a significant lot premium to border the open space. At the time we purchased we were told that the land behind our homes would be for trails with a trailhead opening onto our street.
3. The new plans include a significant increase in apartments and homes to be built north and west of Santa Fe Community College, increase of commercial/office park land along Richards and Avenida Del Sur near the elementary school, and a proposed road coming through the back of our yards and replacing the existing trailhead.
4. **We severely object to the addition of the road replacing the trailhead.** We feel this road would seriously impact the traffic and safety in our neighborhood, reduce open space, impact the ecosystems in the area, and potentially reduce our property values, as well as those of future homes. We feel this road will be used as a “short cut” to Rancho Viejo Blvd by avoiding traffic on Richards Rd. and bringing it onto our quiet street.
5. We feel the developer/builder is not acting in good faith regarding the promise of open space and trails and feel the value our expensive lot premiums will be negated.
6. The plan of additional construction of apartments, homes and commercial buildings would ultimately increase traffic on Richards Rd.
7. There is also a safety concern by having commercial businesses so close to the new elementary school.
8. We feel there are many other areas in the Rancho Viejo complex to incorporate commercial use land. There are already the beginnings of commercial development at Avenida Del Sur and Rancho Viejo Blvd that have space to be further developed
9. We would like the developer/builder to focus on continued selling and building of homes in our phase of the La Entrada neighborhood rather than planned building in an area that impacts open spaces, existing homes, creating additional traffic/congestion in the area. We especially do not want the trailhead replaced with a busy road.

To: The Santa Fe Board of Commissioners:

My husband and I are unable to attend this evening's meeting but I felt it was important to write and "voice" our feelings regarding the recent proposed changes in our neighborhood. We were told by our Ranch Viejo salesman when we purchased our lot , that beyond our backyard would be open space , trails and wildlife conservation. It is with great disappointment that we learn Univest now intends to commercialize a large part of the area, thereby destroying our views and increasing the traffic and noise in our direct neighborhood. Both the North and South communities have large open spaces but it seems Univest does not want the same high standards of development for LaEntrada. Richards Ave, Rancho Viejo Blvd and Avenida del Sur have already felt the increase of homeowners, students and commercial traffic causing major delays in getting out of Rancho Viejo in the mornings. What will happen if eleven or twelve " mixed use/commercial lots "are open to these roads? We are convinced that Univest will rush this proposal through bureaucratic channels, unwilling to meet with community leaders and listen to alternative choices. Please table this Univest plan until the community can be heard.

Thank you .

**Robert and Gail Bavis
87 Via Orilla Dorado
Santa Fe, New Mexico 87508
2/12/13**

February 11, 2013

RE: La Entrada and College Heights

Ms. Vellon:

Neither I, Dr. Martin Katz, nor my wife, Judy L. Katz, will be able to attend the meeting Tuesday regarding the property at the corner of Richards and Avenida del Sur turning into commercial property. We are the owners of a home on Arroyo Ridge Cul De Sac and we both want to go on record via this email as strongly objecting to this action as well as the development of apartments in College Heights. Clearly this action will cause a drastic reduction in the desirability of our properties resulting in a loss of value in the entire Rancho Viejo Neighborhood.

This action is also cause of great concern for the safety of the students at Amy Biehl Elementary School. The developers of Rancho Viejo want to develop the property at the corner of Richards and Avenida del Sur into commercial property. This literally surrounds Amy Biehl Elementary School. Richards does not connect to the Interstate so all the business traffic will need to go down Avenida del Sur past the school. This is going to make for a very dangerous situation for the Elementary School students and well as the residents.

A major feature of our community is the natural landscape and wildlife environment. The commercial property development and apartments will destroy this forever. Commercial development (as well as apartments) should logically be placed in the area of Highway 14 – not along Richards, Avenida del Sur, or in the area of IAIA. This community should be kept single family residential for the quality of our community, the preservation of our natural environment, as well as the safety of all.

The County Commissioners should also be aware that we are registered/active voters and these issues are of immense concern to us.

Sincerely,

Dr. Martin and Judy L. Katz
30 Arroyo Ridge Road.

Areas of concern regarding proposed commercial/residential development in
Rancho Viejo

Emily Peak
Rancho Viejo Blvd.
La Entrada

1. Losing open space and trails we were promised
2. Increased traffic
3. increased "light pollution"

I do really enjoy the darkness here, so that you can see the sky at night. Not sure if this would impact me since I live on Rancho viejo.

I hope this helps a little.

Thanks again, I hope the meeting goes well....Emily Peak

Santa Fe County Board of Commissioners:

We own a house in the Rancho Viejo South community and have lived here for over 8 years. We have watched the neighborhood grow with increased traffic, additional SFCC buildings, a catholic church, two additional schools, three roundabouts, and now a major commercial company, BTI with the same two lane Richards Ave. in and out of Rancho Viejo. With over 1100 residents in Rancho Viejo, my concerns are: 1) The traffic studies done in the 1990's could not have predicted what is happening today, Has the County done due diligence in requesting an updated/current traffic study during peak times? 2) Water usage by the commercial businesses, is there enough? What are the irrigation plans? 3) Parking and the traffic design at the intersection of Avenida Del Sur/Richards Ave. We suspect another roundabout in the works within 1/10th of a mile? Is the County really trying to slow down our traffic to a halt? 4) Has the County asked if the commercial development in The Village that is within a half mile from this plat is successful? Fully occupied? 4) Does the County really want this neighborhood to become another high density community?

We respectfully request that the Santa Fe County Board of Commissioners please table this item until more questions are answered, due diligence is done by the County, and allow the Rancho Viejo and La Entrada community do more research on how this commercial development will impact the neighborhood.

Thank you,
Steven and Susan Mayes
16 Mesa Pino
Santa Fe, NM 87508-2197

February 12, 2013

Santa Fe County Commissioners

RE: TABLE item: BCC CASE #MIS 12-5420 College Park Master Plat Authorization Request

Commissioners and Staff:

I am a homeowner in LaEntrada at Rancho Viejo who purchased my home with certain written and verbal contracts. I paid premium dollars as consideration for some of these.

The Siebert design that is before you contradicts a number of these contracts.

We homeowners need time to meet with our developers before anything as concrete as a design of designated residential, road easements, 13 mixed use lots make their way into your files.

You will, no doubt, hear of the over development proposed for our main roadways, our residential environments, our wildlife corridors, our open view corridors to mention only a few. The myriad of issues need to be addressed BEFORE this goes any further.

As a resident of Santa Fe County, we depend on you, our elected officials to help us when the process moves too quickly for us to properly respond. We as a community have begun a process with the developers to ensure the feedback, input and consideration we need. Please ensure that we get the time that is required to accomplish this.

Thank you so much for your assistance by TABLING this request for now.

BJ Irwin

99 Via Orilla Dorado

SF, NM 87508

Bjirwin1@gmail.com

February 9, 2013

County Land use Administrator
PO Box 276
Santa Fe, NM 87504-0276

RE: Proposal to create 12 lots for business use at the corner of Richards Ave and Avenida Del Sur.

Thank you for listening to my objection to the proposal. I have been notified that the developer and other parties are planning to create 12 lots in the area of Richards and Avenida Del Sur. I am opposed to this proposal and here are my reasons:

I bought my house in this neighborhood directly from the developer's staff. I did not have another real estate agent involved. The staff informed me that this area under proposal was designated for open space and the county may in the future make a bike path through that area. There currently exists a foot path which I use often to walk my dog.

I was also told by the developer's staff that this would be a quiet neighborhood, maybe a couple small business would be here certainly not a large string of retail stores. Since then a church on A Van Nu Po is under construction, Easter Seals el Mirador has a building on A Van Nu Po, a wholesale bike shop on Richards is under construction, The Academy for The Classics is now open on A Van Nu Po, the Amy Behl school is now open on Avenida Del Sur and a proposal for a 2 story apartment complex on College drive is being considered.

I live directly on Rancho Viejo Blvd and Calle Agua Clara; the traffic is horrible and getting worse. And now more construction bringing more traffic is requested? This already is not the atmosphere I initially paid into; the master plan was for single family homes with a couple small lots for potential small businesses I had no idea this amount of commercial and educational business would be here. In addition, if Calle Agua Clara is made a through street that would change the corner lot for which I paid a premium price. It would be an even more noisy location.

I continue to pay HOA dues of 237.00 per quarter which is suppose to maintain the beauty and suburban neighborhood I bought into. I am usually woken up by a truck driving by in the early morning. I worry about the speed and quantity of traffic on my street. My street has become a potentially dangerous street as residents, college students, employees and parents of children drive by and sometimes speed by. My property value is going to drop if my street becomes the passageway to additional businesses.

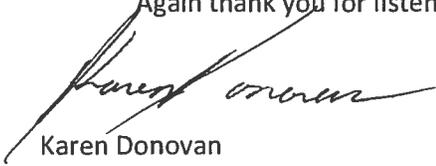
Current commercial buildings already exist nearby and are vacant. A commercial building already exists less than 1 mile away from the proposed area (The Village market at Canada Del Rancho and Rancho Viejo Blvd), as well as O'shara Village's business area and Bisbee court's numerous commercial buildings. These buildings may have vacancies and can possibly house potential retailers. This would also help those groups which may be struggling.

This area has proven to be unsuccessful for business. I am afraid the proposed buildings would be constructed and then become vacant. For instance less than 1 mile away in the Village Market on

Canada Del Rancho and Rancho Viejo Blvd at least 2 restaurants and a private business have come and gone in my 3 years of home ownership this neighborhood.

I am also concerned for increased crime, light pollution, water use, environment desecration and additional retail store construction. The Master plan that was sold to me was for single family homes with a couple small commercial lots not a large string of commercial lots. Please do not allow the developer to change this beautiful suburban neighborhood.

Again thank you for listening to my objection to the proposal.

A handwritten signature in black ink, appearing to read "Karen Donovan", written over a diagonal line that extends from the top left towards the center of the page.

Karen Donovan
155 Rancho Viejo Blvd
Santa Fe, NM 87508

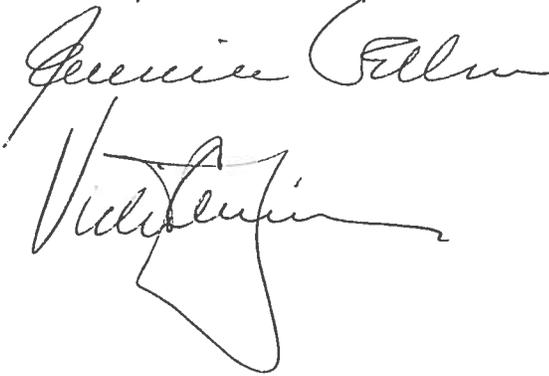
Concerned Homeowners of Rancho Viejo
February 13, 2013
RE: BCC-MIS12-5420 College Park Master Plat Authorization

At the meeting of the Board of Commissioners on 2/12/2013 the Commissioners postponed a vote on the above referenced application until their land use meeting on 4/9/2013. It was our understanding that the developer could not begin work on this area until this approval process had been completed.

As you can see from the pictures attached the developer has already begun running utilities to the area known as College Park, creating dirt roads through the area, and has cleared land behind the (under construction) Bicycle Technologies International building destroying the natural habitat in the process.

If we are able to convince the developer to limit the scale of his request (College Park) and/or relocate this commercial development to another, in our opinion, better location within Rancho Viejo, the natural flora, including ancient pinon trees, cannot be replaced. Is the developer within his rights to proceed with preparing this area for development prior to the approval process being completed? If not, is the County of Santa Fe required to advise them to stop their actions?

We thank you in advance for your consideration.

The image shows two handwritten signatures in black ink. The top signature is written in a cursive style and appears to read "Garcia" followed by a last name that is partially obscured. The bottom signature is also in cursive and appears to read "Victoria".

Concerns over construction plans in the La Entrada Area of Rancho Viejo, Santa Fe County
February 11, 2013

I am a homeowner in the La Entrada section of Rancho Viejo in Santa Fe County. I have lived in Rancho Viejo for over three years now, and have been a resident of Santa Fe County for over thirty years. I am very concerned about plans to construct commercial and retail property on the corner of Richards Avenue and Avenida del Sur, and also concerned over plans to build residential properties behind Amy Biehl Elementary School. My concerns include:

- Adding commercial and retail businesses on the corner of Richards Avenue and Avenida del Sur would only exacerbate the considerable traffic congestion that already exists on Richards Avenue. All the residents of the Rancho Viejo subdivisions will be affected by this potential traffic nightmare, as will the students and faculty at the Santa Fe Community College.
- Richards Avenue and Avenida del Sur are narrow roads and will not accommodate the large trucks that will be making deliveries to the business locations, not to mention the construction vehicles that will be in the area as the properties are built.
- The plans to build these new commercial and retail buildings will have a serious, adverse affect on the wildlife in the area. Currently wild animals use this area to travel between the Petchesky Conservation Area and the Sangre de Cristo foothills through the arroyo south of the college. These new buildings and roads will cut off this southern route from the Petchesky Conservation Area, and will likely lead to starvation for some of the wildlife population.
- The plans to build residential properties between Amy Biehl School and the Petchesky Conservation Area will eliminate a large area currently used by wildlife, as well as eliminate the piñons and junipers growing there, and destroy much of the natural beauty of the area.
- The plans to build residential properties between Amy Biehl School and the Petchesky Conservation Area would eliminate much of the natural dirt trails in the area, and would conflict with the county recreational trails. We walk our dogs on these dirt trails every day, and have enjoyed the beautiful views of the Sangre de Cristo Mountains from this area. Formation of the new roads has already begun in the area, and much of the land has been devastated by this road construction, with ancient piñons and junipers destroyed, and the land leveled.
- In addition, another new road would need to be built to access the new residential properties, and the only likely place to build this new road would be at the current trail head at the intersection of Calle Agua Clara and Via Orilla Dorado. This is a flagrant breach of promise to all the home owners in the La Entrada area, as we were told this location would be the start of the nature trails for the area.

The owners and developers of Rancho Viejo do not need to construct these commercial and retail buildings at this location in the first place, as there are many alternatives available to them to develop commercial property elsewhere in the area on the land they own. The large empty lots on both sides of Rancho Viejo Boulevard north of Avenida del Sur are one possible location, as is the undeveloped area north of La Entrada on the same street. Over-development of commercial property in this area is not a wise idea, as office and retail space in the Village at Rancho Viejo has largely sat empty for the entire time I have lived here, as has much of the commercial property on Bisbee Court and Dinosaur Trail just outside of Rancho Viejo. Building additional commercial and retail property in the area simply does not make economic sense, and any property built would likely sit empty.

Thank you very much for your time and consideration of this issue.

Albert Ericson
5 Calle Agua Clara
Rancho Viejo, Santa Fe, New Mexico
wangjirming@q.com
505-603-9031

Concerns over construction plans in the La Entrada Area of Rancho Viejo, Santa Fe County
February 11, 2013



Undisturbed nature trails between Amy Biehl School and the Petchesky Conservation Area.
These trails are being destroyed by the road construction in the area.



Road construction occurring in the same area.



Trees and vegetation destroyed in the area by the road construction.



The top of the hill has been leveled off, and all the vegetation destroyed.

187 E Chili Line Road
Santa Fe, NM 87508
505-471-2026 g lens@ufl.edu

12 February 2013

Santa Fe County Commission
102 Grant Ave
Santa Fe, NM 87501-2061

Dear Commissioners:

Re: Case # MIS 12-55420. Request by Univest Rancho Viejo to subdivide 77.4 acres of land adjacent to Richards Avenue and Avenida Del Sur in the Community College District into 12 Mixed Use Lots.

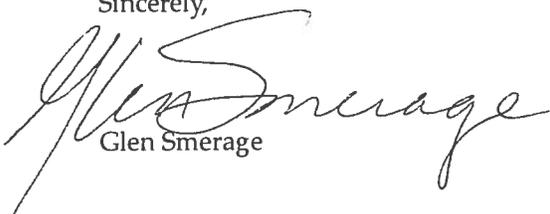
Tonight, we revisit a mistake made by an earlier Santa Fe County Commission fifteen years ago. I hope you will not extend and exacerbate that mistake. Specifically, I request that you do the following in the best interests of the land and current and future residents of the Rancho Viejo community.

1. Deny the request by Univest Rancho Viejo to subdivide the specified 77.4 acres of land. If you do anything, revert that land to residential designation for detached single family and town houses.
2. Deny and prevent Univest the privilege to exploit Richards Avenue and Avenida Del Sur and to impose on the driving public by establishing multiple ingress/egress points on those roads to its 77.4 acres. Confine access to the specified land to the round-about on College Avenue and one other round-about to be placed on Avenida Del Sur.
3. Make no other designated use of this land until Univest presents to the Commission and the public a detailed, specific plan of use for critical review and judgement.

With arterial roads, Richards and Avenida Del Sur, on two sides and primary and secondary schools on its other two sides, this 77.4 acres is totally inappropriate in location and character to mixed (i.e., commercial) use. It, like its predominantly residential environment, should be committed to residential use, thereby permitting children to walk and bike to school and minimizing impact on the two adjacent roads. There are better locations in Rancho Viejo for mixed (commercial) use, e.g., on A Van Nu Po across from IAIA where mixed (commercial) land use already is in process.

Whatever use is finally permitted to this 77.4 acres, Santa Fe County Commission should make a bold, novel step to protect Richards Avenue and Avenida Del Sur, from typical deterioration as public, arterial roads. We may expect Univest to attempt to exploit those roads via usual, mindless requests for multiple ingress/egress points on those roads to its land. Satisfaction of that self-interest by Univest would be at public expense, significantly diminishing utility and prime purpose of those roads. The Commission should refuse steadfastly such requests.

Sincerely,


Glen Smerage

2/12/13

To whom It may Concern:

As residents of Rancho Viejo we are opposed to a change in the Village West Master Plan.

We think there needs to be more discussion regarding the new proposed roads (and subsequent traffic), the possible new businesses and change in open space.

A main reason to choose to live in the area was ~~based~~ based on the original master plan.

We feel this new proposal is not in the same spirit as was originally planned.

We thank you for your consideration.

Sincerely, Linda Weston 57 Via Sagrada

Jose Larranaga

From: Kristine Mihelcic
Sent: Monday, March 18, 2013 9:59 AM
To: Jose Larranaga; Penny Ellis-Green
Cc: Kristine Mihelcic
Subject: FW: Santa Fe County Public Comment Form

Hi - Here is a public comment for Rancho Viejo~

Kristine Mihelcic (Mi-hel-sick)
Public Information / Media Production
Kbustos@santafecountynm.gov
505.986.6224

-----Original Message-----

From: Mrs. Linda Williams [<mailto:l.k.wills@hotmail.com>]
Sent: Saturday, March 16, 2013 12:13 PM
To: Kristine Mihelcic; Jennifer Jaramillo
Subject: Santa Fe County Public Comment Form

Web form results:

Mrs. Linda Williams
Four Purple Crow Place
Santa Fe, NM 87508
Email: l.k.wills@hotmail.com
Phone: 505 474-6805

Comments:

Dear Board: I am a resident of Windmill Ridge in Rancho Viejo. I respectfully request that you please vote NO on case #12-5420. Univest LLC is requesting a Master Plan Amendment to create 12 mixed lots for an office park/retail in the community. We have over 1,300 homes, two schools and two churches plus the community college. This developer wants to also build two apartment buildings across from College Heights. The two buildings would total approximately 400 units.

This would add approximately 600+700 more vehicles going onto Richards Avenue. The office park/retail would add approximately another 300-400 more vehicles which would need to utilize Richards. The commercial buildings will have large and medium trucks delivering products to the buildings. Where are they to go? Richards and Avendia del Sur are only two lane streets. Large trucks making deliveries will be blocking the streets so the rest of the traffic will be brought to a stand-still. The roundabouts are very busy now with traffic. Adding the additional cars/trucks will make driving on Richards/Avendia del Sur almost impossible. What would happen in the event of a fire? All of these extra vehicles would make it almost impossible for residents of the various areas of Rancho Viejo to exit in a timely manner. There is now an awful looking black and red building which was constructed recently on Richards Avenue. What happened with buildings blending into the landscape? Red and black is truly and eye-sore. This bike company is going to employ between 50-90 people. Their entrance/exit route is going right into the round-about in front of the Community College. Terrible planning. All of this will add to the deterioration of the existing county roads and costs to replace them. I am very concerned about the safety of our neighborhood schools, residents walking and our access to the county roads

from our neighborhood roads. I would request that the developer relocate his commercial buildings near Highway 14 where there are many other businesses. Putting commercial buildings at the intersection of Richards and Avenida del Sur would be a disaster.

This would reduce open spaces, trails, etc.

Increase noise and lighting. We all want to protect the Vision of Rancho Viejo. We live in a nice quiet community. Most of the residents of Rancho Viejo worked very hard and saved their money so we could purchase a home in Rancho Viejo. Now our beautiful community is being threatened.

Adding the two large apartment buildings and the commercial/retail area would destroy our lovely Rancho Viejo community. The developer wants the land for apartments. He should build single family homes in that location. There are approximately 35 homes in College Heights and putting two large apartment buildings across the street from them is very, very upsetting to the residents who live there. The two apartment buildings would have approximately 400 units. You are more than welcomed to visit our lovely area to observe what we are trying to SAVE. The above issues are very, very important to the residents of Rancho Viejo. PLEASE VOTE NO ON CASE #12-5420.

Thanking you in advance for your NO vote and for your concern regarding the 1,300 residents who reside in lovely Rancho Viejo. Sincerely, Windmill Ridge resident Linda Williams

Jose Larranaga

From: Kristine Mihelcic
Sent: Monday, March 18, 2013 10:02 AM
To: Jose Larranaga; Penny Ellis-Green
Subject: FW: Santa Fe County Public Comment Form

Another comment

Kristine Mihelcic (Mi-hel-sick)
Public Information / Media Production
Kbustos@santafecountynm.gov
505.986.6224

-----Original Message-----

From: Barbara Aran [<mailto:kaba124@comcast.net>]
Sent: Friday, March 15, 2013 5:43 PM
To: Kristine Mihelcic; Jennifer Jaramillo
Subject: Santa Fe County Public Comment Form

Web form results:

Barbara Aran
5 Pajarito Peak
Santa Fe, NM 87508
Email: kaba124@comcast.net
Phone: 505-438-1537

Comments:

Vote NO on Case No. 12-5420, which will destroy the residential peace and quiet of the Rancho Viejo Community.

Jose Larranaga

From: Kristine Mihelcic
Sent: Monday, March 18, 2013 10:04 AM
To: Jose Larranaga; Penny Ellis-Green
Cc: Kristine Mihelcic
Subject: FW: Santa Fe County Public Comment Form

Hi - Another Comment :)

Kristine Mihelcic (Mi-hel-sick)
Public Information / Media Production
Kbustos@santafecountynm.gov
505.986.6224

-----Original Message-----

From: Susy Moesch [<mailto:gurten36@gmail.com>]
Sent: Sunday, March 17, 2013 9:23 PM
To: Kristine Mihelcic; Jennifer Jaramillo
Subject: Santa Fe County Public Comment Form

Web form results:

Susy Moesch
7 Rocky Slope Drive
Santa Fe, NM 87508
Email: gurten36@gmail.com
Phone: 5054241019

Comments:

File Ref.:BBC Case #MIS 12-5420 College Park Master Plat Authorization Reading the Summary of the request for the above Master Plan Authorization to allow the expanding Employment Center from 49.65 acres to 75.65 acres and for an additional 7 acre parcel which is outside the approved Village West Master Plan to the College Park, I urge the Board of County Commissioners to veto this request for the following reasons:

Santa Fe County Land Development Code 5.6.1 Procedure states that" if the Board of the County Commissioners determines that the delegation of the petition is not in the best interest of the county, it can rescind it." It is not in the best interest of the county for the following reasons:

Enlarging the mixed use acreage to build more industrial and manufacturing ventures such as BTI currently under construction (with 4 semi loading docks!) will require larger, wider road access to the sites on Richards Ave., Avenida del Sur and Rancho Viejo Blvd for the traffic of larger trucks and semis.

Univest Rancho Viejo LLC owns large acreage of land adjacent to the business park at the corner of Rancho Viejo Blvd. and Hwy 14, close to the Hwy

25 exit that would accommodate industrial and manufacturing enterprises quite well without the county incurring large expenses for road widening.

It would also keep heavy truck traffic away from the residential areas and the Amy Biehl school close to the proposed site of the requested amendment to the Master Plan. This area has no residential buildings at this point, so there would be no protests from homeowners.

The already approved mixed use acreage of the

Master Plan at the corner of Avenida del Sur and Richards Ave. could accommodate shops and restaurants admirably without any road widening expenses necessary to the county.

In view of the above stated reasons I urge the Board of County Commissioners to say no to the petition to augment acreage for BBC Case # MIS

12-5420 College Park Master Plat Authorization for College Park.

Jose Larranaga

From: Kristine Mihelcic
Sent: Wednesday, March 13, 2013 3:20 PM
To: Jose Larranaga; Vicki Lucero; Penny Ellis-Green
Subject: FW: Santa Fe County Public Comment Form

Categories: Red Category

Fyi -Rancho Viejo Comment.

Kristine Mihelcic (Mi-hel-sick)
Public Information / Media Production
Kbustos@santafecountynm.gov
505.986.6224

-----Original Message-----

From: Genowefa Keller [<mailto:gikeller@qwest.net>]
Sent: Wednesday, March 13, 2013 3:17 PM
To: Kristine Mihelcic; Jennifer Jaramillo
Subject: Santa Fe County Public Comment Form

Web form results:

Genowefa Keller
7 Sierra Dawn Rd
Santa Fe, NM 87508-1365
Email: gikeller@qwest.net
Phone: 5054733860

Comments:

BCC Case # MIS 12-5420 College Park Master Plat Authorization and a bigger picture of Rancho Viejo

Current Status of the Rancho Viejo community:

â€¢ It is a population of 1000+ residential houses (single-family and townhomes) and after completion of La Entrada it will have 2000+ residential houses

â€¢ It is heavily surrounded by institutions: IAIA, ATC School, Conference Center of SDA Church, El Mirador, Amy Biehl school, SFCC, Santo NiÃ±o Catholic School, Santa Maria de La Paz Catholic Community and BTI (Bicycle Technology Intern.) which is currently under construction.

â€¢ All the institutions and the entire residential community are accessible only through a two two-lane road system, i.e. Richards Ave. and Rancho Viejo Boulevard, both winding through residential clusters !

We do NOT need lot line flexibility to allow building additional industrial or manufacturing complexes similar to BTI (with 4 semi loading docks, a massive clad block without any architectural esthetics matching the neighborhood) in this College Park !

Please say NO to industrial manufacturing activities:

- â€¢ next to schools and colleges
- â€¢ in the middle of residential community
- â€¢ without convenient access for tractor-trailers to and from Highways or Freeways

If you want to preserve the beauty and value of Rancho Viejoâ€™s mixed community and to build a city center for this community please say YES to shops, restaurants, services and parks in the close proximity of schools, churches, colleges and in walking distance to residential areas; allow ONLY small service/commercial work/live environment in the College Park

Please say YES to safety and value of our community by:

- â€¢ placing manufacturing and industrial activities strategically close to available major transportation intersections, i.e. Highway 14 and I-25

- â€¢ mitigate traffic load on Richards Ave and Oshara Village by building the south-east connector

- â€¢ prevent Rancho Viejo Blvd through La Entrada community from future heavy traffic to surrounding institutions by building the connection from Ave. del Sur (S-W corner at El Mirador) to Hwy 14

All the above considerations will only serve Rancho Viejoâ€™s mixed community to grow both in the residential as well as in the employment opportunities and thus remain a viable and very desirable model municipality for a solid middle class society. It is that vision which already proved successful in bringing RV to the current attractiveness; it also proved that the recent financial and housing bubbles impacted RV only minimally â€” the slowdown was evident but it did not break developers and residents in catastrophic ways with long-term detrimental consequences.

Jose Larranaga

From: Genowefa J. Keller <gjkeller@qwest.net>
Sent: Wednesday, March 13, 2013 12:05 PM
To: Robert Griego; Erick Aune; Elisabeth Salinas; Sarah B. Ijadi; Jose Larranaga; Penny Ellis-Green
Cc: Julia Valdez
Subject: BCC Case # MIS 12-5420 College Park Master Plat Authorization
Attachments: RE BCC meeting Feb12 2013.doc

Categories: Red Category

To whom it may concern:

I attended the BCC meeting on Tuesday February 12, 2013 regarding the 77 (or 88) acres West of Richards Ave and bordered by SMdIP church (North) and Avenida del Sur (South) which borders on Rancho Viejo (RV) Village 1 on the north side, i.e. **BCC Case # MIS 12-5420 College Park Master Plat Authorization**

It became evident to me that the whole exercise is really backwards. First you give permission to a developer to change open space allocation and then the very same developer can do whatever suits him best in maximizing profits with disregard to long term consequences for current RV residents and also impact on the county's tax base.

I have also become aware of mixed reactions from county officials who noticed the substantial opposition to both the apartment complex east of College Heights and north of SFCC as well as well as the planned lot rearrangement of the 77 (or 88) acres parcel mentioned above.

The good news is that the BCC granted a 2 month delay in the decision making for this subject. The attendance at the BCC meeting and the number of speakers indicated that there is a significant concern in our community about future development in our area (what type, what impact, what consequences one should or must consider).

Here is a summary of what I have heard at the BCC meeting and my thoughts and concerns of points that could or should be taken into consideration and analyzed with emphasis on long term consequences impacting RV.

The developer requested flexibility for placing borders on 11 lots and presented a map with those lots, however, the original map with the designation for "Business Park" was not presented. The question is how the area designation for this development now compares with the original plat at the start of this development more than 10 years ago, when it was presented to us buying the residential lots. Specifically I do not see any open space / greenbelt left which according to my understanding should be 50 % of the space.

A clarification is needed for the use of this area. Right now the term "employment center" is used. The term is far too broad. Is it commercial, industrial, or what? The area in question is surrounded by the RV residential community, Amy Biehl School, Santo Nino School, SMdLP church, SFCC, and the open space created by the Nature Conservancy tract of land. Common sense indicates that small commercial or mixed use commercial/residential development with small shops and space to live would serve this area well. An industrial/manufacturing operation is not acceptable. However, the massive BTI building (facing the nature conservancy !) with 4 semi loading docks is now standing there and may indicate that the developer plans to allow further industrial/manufacturing operations. This type of development does not belong at all in these surroundings (2 schools, college, church, and a solid middle class residential community and nature conservancy) as it will bring:

- substantial industrial activity and traffic with semi-trucks on roads that hardly meet such standards and in the immediate vicinity of private RV roads
- associated traffic and transportation needs interfering with school traffic
- encroachment with pedestrians using an existing trail system (there is a walkway connecting community trail and Amy Biehl school via Ave. del Sure)
- no immediate and convenient access to the freeway
- access through an existing/planned expansion of La Entrada and residential community of RV North which is now over 10 years old
- environmental impact of industrial/manufacturing operation – development will be connected to the existing sewage system of Ranchland Utilities which provides reclaimed water for watering residential areas of RV
- potential industrial area is facing the conservancy land tract (!)
- wildlife movement will be severely affected or cut-off completely between RV open space and the conservancy land tract
- long term detrimental effect on the community and values of our properties in case of bankruptcies of industrial/manufacturing enterprises leaving unused deteriorating structures

What do we expect from the County or demand from County Officials/Planners and Developer?

1. Do not allow industrial/manufacturing development in the middle of residential – schools – church – SFCC communities
2. Do not allow industrial/manufacturing development without a short and easy access to freeway
3. Stick to original plan for the RV community as sold to current RV residents over the last 10 years.
4. Clear definitions of zoning with explanations and examples (“employment center”, commercial, industrial, multiuse/mixed use, other terms used).
5. Definitions of what WILL be allowed and what will NOT be allowed taking into account the existing communities, schools and the road conditions/capacities.
6. Before any permits are requested and approval is given to a developer a transparent communication process between RV community and developer should take place to define proposed developments

Over the last 10 years this community grew to a solid middle class residential area and is a reliable and very good taxpayer to the county (special 30 year development bond imposed on residents of RV Village 1 and Village 2 was paid off in 13 years !) and therefore we expect that all efforts will be made to preserve the uniqueness and value of this community.

Over the last several years there were two important bonds voted in by SF county community – one for expansion of SFCC which allowed building the roundabout at the entrance to SFCC and the second one for road improvements which should finance the South-East connector. That was an expression of good will of the community at large and now we expect the same good will and respect from county officials to guide the further development of our area for the true long term benefit of the community.

The proposed apartment complex at Collage Heights and commercial/industrial character of development at Richards/Avenida del Sur (look at the BTI building!) are high risk endeavors for a quick return for the developer and at the long term detriment for the community.

Our County Commissioner Liz Stefanics pointed out that the disputed area was from the beginning designated for some kind of commercial development. We do understand that and look forward to certain commercial development which should take place and serve our residential community and nearby schools and colleges. However, it has to be clearly commercial not industrial development and it has to be supported with appropriate roads and preservation of a thoughtfully planned community.

As Mr. W. Thomson rightfully admitted at the BCC meeting there is a high level of mistrust regarding further development in the area of RV. There are 3 major developments (S/E connector, 77 acres at Richard Ave., and the apartment complex east of Collage Heights) happening around RV at the same time. To establish

meaningful level of mutual understanding, the development of specific areas should be discussed in the context of the larger picture of all 3 projects mentioned above. The voice and concerns of current residents have to be heard and taken into consideration.

My apologies for this long deliberation but I could not express the complexity of these issues in any shorter way.

Respectfully
Genowefa Keller

7 Sierra Dawn Rd,
Santa Fe, NM 87508
Tel. 505-473-3860
Cell 505-603-1749

Jose Larranaga

From: Penny Ellis-Green
Sent: Tuesday, March 12, 2013 3:54 PM
To: Jose Larranaga
Subject: FW: Santa Fe County Public Comment Form

Categories: Red Category

Sent from my Windows Mobile phone

-----Original Message-----

From: Kristine Mihelcic <kbustos@co.santa-fe.nm.us>
Sent: Tuesday, March 12, 2013 3:43 PM
To: Penny Ellis-Green <pengreen@co.santa-fe.nm.us>; Vicki Lucero <vlopez@co.santa-fe.nm.us>
Cc: Kristine Mihelcic <kbustos@co.santa-fe.nm.us>
Subject: FW: Santa Fe County Public Comment Form

Another comment.

Kristine Mihelcic (Mi-hel-sick)
Public Information / Media Production
Kbustos@santafecountynm.gov
505.986.6224

-----Original Message-----

From: Philomena Teeley [<mailto:fashfern@aol.com>]
Sent: Tuesday, March 12, 2013 3:41 PM
To: Kristine Mihelcic; Jennifer Jaramillo
Subject: Santa Fe County Public Comment Form

Web form results:

Philomena Teeley
1 Woodflower Pl
Santa Fe, NM 87508
Email: fashfern@aol.com
Phone: 505-470-3223

Comments:

I am writing in regards to BBC case#12-5420. My concern is with the Univest LLC office park that is in the Master Plan and how it affects traffic and safety on Richards Ave and Avenida del Sur. I have lived in Rancho Viejo for over 8 years first in Windmill Ridge and now in The Village. I believe that the proposed office park will create traffic that our roads cannot handle. Richards and Avenida del Sur roads are already taxed with the amount of traffic realized at certain days and times of day due to the existing churchs and schools. Please reconsider your vote to vote "no"

to the plan as it is now. The office park would better serve the roads if it was located in another area. The area off of Rancho Viejo Blvd near the fire station would be much better as far as less impact on the existing traffic in this area.

Thank you,

Philomena Teeley

Jose Larranaga

From: Penny Ellis-Green
Sent: Tuesday, March 12, 2013 12:07 PM
To: Jose Larranaga
Subject: FW: Santa Fe County Public Comment Form

Categories: Red Category

Sent from my Windows Mobile phone

-----Original Message-----

From: Kristine Mihelcic <kbustos@co.santa-fe.nm.us>
Sent: Tuesday, March 12, 2013 12:05 PM
To: Vicki Lucero <vlopez@co.santa-fe.nm.us>; Penny Ellis-Green <pengreen@co.santa-fe.nm.us>
Cc: Kristine Mihelcic <kbustos@co.santa-fe.nm.us>
Subject: FW: Santa Fe County Public Comment Form

Just received another comment.

Kristine Mihelcic (Mi-hel-sick)
Public Information / Media Production
Kbustos@santafecountynm.gov
505.986.6224

-----Original Message-----

From: Anonymous [<mailto:kbustos@santafecountynm.gov>]
Sent: Tuesday, March 12, 2013 12:05 PM
To: Kristine Mihelcic; Jennifer Jaramillo
Subject: Santa Fe County Public Comment Form

Web form results:

[Anonymous submission]

Comments:

As a Rancho Viejo resident, I oppose BBC case # 12-5420 in which Univest LLC requests a Master Plan amendment to create 12 mixed-use designated for "office Park" or "retail" in the heart of our pristine community of 1,300 single-family homes, two elementary schools, two churches, and a community college.

Jose Larranaga

From: Kristine Mihelcic
Sent: Friday, March 08, 2013 11:48 AM
To: Jose Larranaga; Penny Ellis-Green; Vicki Lucero
Cc: Kristine Mihelcic
Subject: FW: Santa Fe County Public Comment Form

Categories: Red Category

Hi - got another comment on Rancho Viejo. I responded to Clinton and let him know I would forward his comment to Land Use staff.

Kristine Mihelcic (Mi-hel-sick)
Public Information / Media Production
Kbustos@santafecountynm.gov
505.986.6224

-----Original Message-----

From: Clinton Coffman [<mailto:ccecoffman@aol.com>]
Sent: Friday, March 08, 2013 11:44 AM
To: Kristine Mihelcic; Jennifer Jaramillo
Subject: Santa Fe County Public Comment Form

Web form results:

Clinton Coffman
2 Alegre Pass
Santa Fe, NM 87508
Email: ccecoffman@aol.com
Phone: 5054714854

Comments:

As a Rancho Viejo resident I oppose BCC case

#12-5420 and so should the BCC. The reason that I moved to Santa Fe and purchased in RV was due to the solitude and open spaces of the development.

The above case will change all of that. I would like to read to you from the original plan submitted by the Landscape Architecture Foundation for the development of RV. "The challenge was to fit a new community into a sensitive landscape in a manner that preserves the intrinsic values of the landscape, protects the wildlife habitat, conserves water and does so in a political environment where people are extremely protective of their community heritage, dislike changes and do not trust corporate outsiders." Does this sound like in any way shape or form what Uninvest is trying to accomplish? You have a duty to protect our home values and your property taxes. Vote no on this case.

Jose Larranaga

From: Kristine Mihelcic
Sent: Thursday, March 07, 2013 1:25 PM
To: Jose Larranaga; Penny Ellis-Green; Vicki Lucero
Cc: Kristine Mihelcic
Subject: FW: Santa Fe County Public Comment Form

Categories: Red Category

I received from the Online Public Comment Form.

Kristine Mihelcic (Mi-hel-sick)
Public Information / Media Production
Kbustos@santafecountynm.gov
505.986.6224

-----Original Message-----

From: Dr. Dennis and Dr. Dona Hoilman [<mailto:hoilmanhouse@yahoo.com>]
Sent: Thursday, March 07, 2013 12:31 PM
To: Kristine Mihelcic; Jennifer Jaramillo
Subject: Santa Fe County Public Comment Form

Web form results:

Dr. Dennis and Dr. Dona Hoilman
15 East Chili Line Rd
Santa Fe, NM 87508
Email: hoilmanhouse@yahoo.com
Phone: 505 473-2205

Comments:

With respect to the proposed changes to the Rancho Viejo master plan, we most strongly object to any changes at all in the original plan. We bought our house on the promise that this plan would be honored permanently. The developers are seeking to void the original plan and build a commercial apartment complex in our community. Doing so will inevitably change the nature of Rancho Viejo, lowering our property values, further clogging our already too congested traffic access, creating serious security concerns, polluting our land and night sky, playing havoc with our beloved views, ultimately depleting our water supply and over-stress our sewers leading to increased assessments for all residents of Rancho Viejo.

Thus, the proposed changes in the master plan provide absolutely NO BENEFITS for current residents--only an intolerable degradation of the community and life style that we presently enjoy.

The only motivation for the proposed changes is corporate greed, and we will be the victims should the Development Board and/or the County Commission approve them. We have heard rumors that this is a "done deal," but hope that this is NOT THE CASE.

Jose Larranaga

From: Penny Ellis-Green
Sent: Wednesday, February 27, 2013 10:05 AM
To: Jose Larranaga
Subject: FW: Maintaining the Original Master Plan and Vision for Rancho Viejo

Categories: Red Category

Penny Ellis-Green
Growth Management Director
Santa Fe County
(505) 986 6221

Please add to RV stack

-----Original Message-----

From: Reinhartz, Judy [<mailto:jreinhartz@utep.edu>]

Sent: Sunday, February 24, 2013 4:33 PM

To: Liz Stefanics

Subject: Maintaining the Original Master Plan and Vision for Rancho Viejo

Dear Ms. Stefanics,

As you are aware, the community members and homeowners of Rancho Viejo are committed to maintaining the quality of life originally envisioned and advertised for this area by adhering to existing development plans for the established College Heights community and adjacent communities. This original commitment and agreement has been challenged with the recent requested by the Developer.

Our vision is simple to have an owner-occupied, maintained and cared for within the covenants established home owner's associations. This vision is to enjoy open space, night sky, recreation trails, safety for us and our loved ones, and sustaining property values.

The proposed developers' project plan changes this vision and the future plan for Rancho Viejo. Their plan changes the original vision of single family single story owner-occupied residences to high density multi-family multi-story commercial apartment complex with clubhouse and swimming pool.

For those of us who have been here from over 10 years, this announcement was certainly a shock of plans for high-density multi-story multi-family rental apartments in this already traffic-impacted area (SFCC, St Maria de la Paz Church, Santo Nino, Amy Biel Community School, Bicycle parts business) originally planned for existing and additional single-family single-story owner-occupied homes.

I was told that two meetings were held, of which I was aware of only one and which I attended. The second meeting was well attended with hundreds of homeowners present expressing their disappointment, frustration, and disapproval of a change in vision and plans. Some residents asked why this project could not be located somewhere else. With no explanation, homeowners were told that the proposed project (departing from the original plan), could only be sited on this one parcel adjacent the Santa Fe Community College and the College Heights subdivision.

My husband and I made a choice to come to Santa Fe and live in Rancho Viejo. We feel betrayed. It seems that plans and promises can easily be broken by a developer. When the plans for this area were drawn, the county supported them. What does the proposal say about systemic county development policies, strategies and tactics for our future?

Who will benefit from this proposed change? It is in the community's interests? the economic interest of developers? Can strategic plans be changed on a whim? And finally, How does Rancho Viejo maintain its integrity, vision, and lifestyle when it's developers tries undermines the original community development plans?

We are concerned that a precedent for further changes in original vision and planning for Rancho Viejo neighborhoods is being set which is not how we planned to live out the rest of our lives. We chose quality of life and sustainability based on the Rancho Viejo master plan.

Please, Ms. Stefanics, do not abandon us and the original master plan and vision of an owner-occupied, maintained and cared for within the covenants established home owner's associations. This vision embeds the enjoyment of open space, night sky, recreation trails, safety for us and our loved ones, and sustainable property values.

Thank you for taking time to read and consider our request.

Regards,

Judy and Dennis Reinhartz

Judy Reinhartz, Ph.D.
Professor Emeritus, The University of Texas at El Paso

Dennis Reinhartz, Ph.D.
Emeritus Professor, The University of Texas at Arlington

20 Firerock Road
Santa Fe, New Mexico 87502
505-474-5329

Jose Larranaga

From: Penny Ellis-Green
Sent: Thursday, February 21, 2013 8:16 AM
To: Jose Larranaga
Subject: FW: Concerns re: proposed Rancho Viejo amendment

Categories: Red Category

Please add to the RV file, it should even go into the master plat file and in that board packet. Thanks.

Sent from my Windows Mobile phone

From: B. Detwiler <detwiler@cybermesa.com>
Sent: Thursday, February 21, 2013 6:23 AM
To: Penny Ellis-Green <pengreen@co.santa-fe.nm.us>
Subject: Fwd: Concerns re: proposed Rancho Viejo amendment

Hello Penny. I am sending you an email that I previously sent to Commissioner Stefanics. I have been informed that any future communications about land use and development issues should be directed to you. Thank you for your attention to the concerns of Oshara Village residents. Beth Detwiler, President Oshara Village HOA.

----- Original Message -----

Subject:Concerns re: proposed Rancho Viejo amendment
Date:Tue, 29 Jan 2013 15:36:18 -0700
From:B. Detwiler <detwiler@cybermesa.com>
To:liz stefanics <lstefanics@santafecounty.org>

Dear Commissioner Stefanics,

I have now attended 3 meetings in Rancho Viejo during which a proposed amendment to the Rancho Viejo Master plan was discussed. I understand that this request for amendment will soon be presented to the Santa Fe County planning staff for their consideration. This amendment, if approved, would increase density and thus worsen the traffic congestion on Richards Avenue, Rabbit Road and the roads through Oshara Village.

After consulting with neighbors and the Oshara Village HOA board members, I am writing to you and your staff to express our opposition to this proposed change. At this time, Oshara Village opposes anything that will increase our traffic problems until both the Northeast and Southeast Connectors have been completed.

We plan to continue to meet with the MPO and to do all we can to encourage completion of both connectors as soon as possible.

Please put me on your contact list for any information or notices of meetings concerning the connectors and the Ranch Viejo amendment proposal.

Thank you, Beth Detwiler, President Oshara Village Home Owners Association

Jose Larranaga

From: Penny Ellis-Green
Sent: Monday, February 18, 2013 10:38 AM
To: Jose Larranaga
Subject: FW: Case # MIS 12-55420

Categories: Red Category

Penny Ellis-Green
Growth Management Director
Santa Fe County
(505) 986 6221

From: Liz Stefanics
Sent: Monday, February 18, 2013 9:22 AM
To: Glen Smerage
Cc: Penny Ellis-Green; Stephen C. Ross; Liz Stefanics; Julia Valdez
Subject: Re: Case # MIS 12-55420

I am forwarding your comments to Land Use.

I cannot discuss this matter unless I recuse myself from the vote.

Thanks,
Liz Stefanics (cell 505-699-4808)

Sent by iPad

On Feb 17, 2013, at 8:35 PM, "Glen Smerage" <glens@ufl.edu> wrote:

187 E Chili Line Road
Santa Fe, NM 87508
505-471-

2026 glens@ufl.edu

17 February 2013

Commissioner Liz Stefanics
Santa Fe County Commission
102 Grant Ave
Santa Fe, NM 87501-2061

Dear Commissioner Stefanics:

Re: Case # MIS 12-55420. Request by Univest Rancho Viejo to subdivide 77.4 acres of land adjacent to Richards Avenue and Avenida Del Sur in the Community College District (CCD) into 12 Mixed Use Lots.

Thank you for moving to delay a BCC decision on this matter until 9 April. That should give residents of Rancho Viejo opportunity to meet with Univest and seek better resolution of the issues. Thank you, also, for your comments and questions during the Public Hearing Tuesday night, 12 February. They were directed toward the welfare of residents of Rancho Viejo (RV).

One of your comments caused concern. Although not your words, the essence was: Residents of RV now opposed to Uninvest's request to develop specified land commercially should have expressed that opposition during the planning process for the CCD thirteen years ago; people who did not participate in the planning process then do not have standing to oppose it today.

During public hearings in the late 1990s on the CCD, very few people lived in RV, probably not enough to have influenced the plan. Perhaps 90% of us living in RV today and opposed to Uninvest's proposal were not residents in 2000. I expect any public contributions to that planning process came mostly from residents outside RV who were generally active in 2000 in local environmental and community affairs.

A development like the CCD was totally new to everyone involved in planning it. I expect that participants planning the CCD, including the BCC, County staff, RV Development Co., and the public, had limited comprehension for what they were creating and what actually would obtain from adopted plans. Now, thirteen years, 1300 residential units, 2600 residents, a SFCC and two schools, one church, and negligible commercial development later, it is appropriate to reexamine and assess what has been achieved before pursuing new developmental paths., e.g., extensive commercial plans.

Over time, most plans are far from perfect; many do not achieve their promise; none should be above change. Before proceeding with commercialization of the specified land, we should identify the good and bad achieved in the development to date of RV. What in CCD plans laid 13 years ago is inappropriate, untenable, and should be changed? Commercialization of the specified 77.4 acres is decidedly inappropriate to the welfare of RV, its schools, and its residents.

I believe that residents of RV generally are pleased with what has occurred here to date (predominantly residential) and are satisfied with what they personally sought and achieved here. Commercialization of land in their community, only recently underway, is not what they sought and not beneficial. The developer has pulled some shady deals in the past, including being quiet about potentially unacceptable plans in its distant future. Residents today comprehend that commercial development of the specified land is inappropriate to its residential and school environment; it would lead to deterioration of their community and the quality of life they bought into.

Sincerely,

Glen Smerage

Jose Larranaga

From: Penny Ellis-Green
Sent: Wednesday, February 06, 2013 12:33 PM
To: Vicki Lucero; Jose Larranaga
Subject: FW: Rancho Viejo Commercial Development Site

Categories: Red Category

See email below, can you discuss with PW/Erick and see if we can be prepared to answer their concerns?
Thanks

Penny Ellis-Green
Growth Management Director
Santa Fe County
(505) 986 6221

On Feb 5, 2013, at 5:10 PM, "Thomas O'Brien" <TCOBrien@comcast.net> wrote:

> RE: Rancho Viejo Commercial Development Site Entrance/Exit #2

>

> Commissioner Stefanics:

>

> As a follow-up to a recent email sent to you and in preparation for the County meeting on February 12, we have put together four (4) charts (see attached) that illustrate our concerns about a possible 2nd entrance/exit on Avenida Del Sur and opposite Canada del Rancho.

>

> Chart 1. This is the "vicinity map" that was circulated to Rancho Viejo North residents (Village Units I & II) in advance of the public hearing on February 12.

>

> Chart 2. Overlaid on this "vicinity map" is a color rendition of Rancho Viejo Village Units I & II and their positioning with respect to the Rancho Viejo Commercial Development "SITE".

>

> Chart 3. Drawn of the "vicinity map" is (a) the east entrance of Canada Del Rancho (from Avenida Del Sur), and (b) part of the Rancho Viejo "Community Trail" system. It is important to note that:

>

> * Canada Del Rancho is a PRIVATE road maintained by Rancho Viejo North, and

> * the Rancho Viejo (not SF County) paved and maintained "Community Trail" is only about 45' from Avenida Del Sur where it crosses Canada Del Rancho, and is used by Rancho Viejo residents, County residents, and Amy Biehl students/teachers.

>

> Chart 4. This a a more recent Rancho Viejo development illustration. However, it does not show the traffic circles on Richards at Santa Maria de la Paz Church/School and at the SFCC and "SITE".

>

> The bottom line: Residents of Rancho Viejo Village Unit 1 would be opposed to any (commercial) "SITE" entrance/exit on Avenida Del Sur and opposite Canada Del Rancho for several reasons:

>

> * Canada Del Rancho is a PRIVATE Rancho Viejo road.

> * Commercial through traffic is prohibited on Canada Del Rancho.

> * There would be public safety issues and concerns, if there were a "SITE" entrance/exit opposite the east entrance to Canada del Rancho, because of the proximity of the Rancho Viejo "Community Trail" to Avenida Del Sur and where this "trail" crosses Canada Del Rancho.

>
> We hope that this information is helpful to the discussions on February 12, and appreciate your attention to our issues and concerns on this matter.
>
> Thank you.
>
> Thomas C. O'Brien, Ph.D. and Eileen G. Gorman, Ph.D.
> 3 Firehearth Place
> Santa Fe, NM 87508-1308
> 505-473-3611
>
> Attachment (4 Charts)
>
>
> --
> Tom O'Brien
> tcobrien@comcast.net<mailto:tcobrien@comcast.net>
>
> <RV 1.jpg>
> <RV 2.jpg>
> <RV3.jpg>
> <RV4.jpg>
> <TCOBrien.vcf>

DATE: February 20, 2013

TO: County Commissioner Liz Stefanics, District 5
102 Grant Ave.
Santa Fe, NM 87501

FROM: Elinor and Frank Dickson
2 Big Bear Place
Santa Fe, NM 87508

SUBJECTS: 1. Rancho Viejo Development Additions and Changes
2. Traffic Congestion on Richards and in Rancho Viejo

Dear Ms. Stefanics:

We are writing to urge you to consider the effect the development of a large multi-family area (to be named College Park) in College Heights by Univest-Rancho Viejo, LLC, will have on the overall quality of the communities in Rancho Viejo (RV) -- The Village, La Entrada, Windmill Ridges I and II, and College Heights. This new development requires an Amendment of the original RV Master Plan. We do not think this is in the best interest of the area's quality of living because there will be about 400 apartment units constructed eventually in addition to the clubhouse of about 3500 sq. feet. Allowing that many people into this area will decrease, not increase, the quality of life that we treasure here. We all purchased homes in Rancho Viejo because of the remoteness and tranquility of the area and because we were told the Master Plan as presented to us upon purchase would be in effect. Also, adding that much congested living to RV will decrease from our single family dwelling value. We ask you not to amend the existing Master Plan.

In addition, we imagine this change of the Master Plan to build College Park will increase traffic about 10-fold or more; however, we do not have exact an exact count. Richards is already very congested, especially at the Santa Fe Community College (SFCC) ingress and egress and at all the round-about. This multi-person development is not in the best interest of the health and safety of roads in the area. There also is talk of routing traffic through Windmill Ridge on Chili Line, and/or other RV residential streets, and/or through the 15 acres of dedicated green space to accommodate the increased population in those apartments. This would add to the already existing congestion and speeding. You may not be aware but the general speed limit is 25 mph and cars go 50-60 mph and very readily drive through stops signs without pause. At the round-about the limit is 15 mph and we never have seen any car go that slowly.

We hope you and the other County Commissioners will NOT pass the change of the RV Master Plan and/or any changes in traffic re-routes, except to relieve an already congested area by making Richards a four-lane thoroughfare from Rodeo Drive to Avenida del Sur. In addition, the existing round-about are awkward because drivers do not know how to use them: Is it L traffic has right of way? Or is it R, like a stop sign? No one seems to know, which makes the traffic flow tedious and dangerous.

Thank you very much for your consideration of this matter.

If you have any questions or wish to discuss this further, please call us at 505-474-4516 or email us at fradickjr@yahoo.com

Sincerely,



Elinor and Frank Dickson
Residents of Windmill Ridge I

P.S. Liz, I worked at HSD/MAD w/ Salud & met you once at a get together at HSD. I remember the Behavioral Health component of Pres. Salud. Am now retired. Thx. (C.D.)

Jose Larranaga

From: Kristine Mihelcic
Sent: Monday, March 18, 2013 3:21 PM
To: Jose Larranaga; Penny Ellis-Green
Subject: FW: BCC case #12-5420

This was sent directly to my email.

Kristine Mihelcic (Mi-hel-sick)
Public Information / Media Production
Kbustos@santafecountynm.gov
505.986.6224

From: Linda Smith [<mailto:lbms55@yahoo.com>]
Sent: Monday, March 18, 2013 2:57 PM
To: Kristine Mihelcic
Subject: BCC case #12-5420

TO WHO IT MAY CONCERN:

I am writing to express my concerns regarding BCC case #12-5420 in which Univest LLC requests a Master Plan amendment to create 12 mixed use lots designated for "office park" or "retail" by the corner of Avenida del Sur and Richards. I am assuming this case number is also referring to the 214 unit apartment complex off of College Heights.

This space is supposed to be shared with 1,300 single-family homes, two elementary schools, two churches and a community college? The roundabouts that have been built can accommodate the current traffic that exists. I'm not sure that the new manufacturing facility that is being built across from the community college won't create traffic problems for existing traffic by itself.

I'm sure most of us bought in Rancho Viejo, etc. because we were attracted by all the trails, green spaces and strict requirements of our community associations. We have confirmed to the covenants and expect Univest LLC to do the same. Surely there are other areas of land that could be used for an "office park" or "retail" and/or rental apartment units that would not require an amendment to the covenants.

Why didn't Univest LLC request this amendment before so many people moved to Rancho Viejo? Was the original covenant made to be so attractive as to entice people to invest their money and lives in Rancho Viejo? Could Univest LLC just now be expanding (to make money) as the economy is improving?

I don't see anything here in their offer that would improve the quality of life for the people of Rancho Viejo. I do see problems with traffic, noise, pollution, security concerns, etc. Univest LLC is just trying to make some money and could care less about the residents of Rancho Viejo. It's the case of Goliath pushing David around.

I vote NO, NO, NO.

Thanks for listening,

Linda Smith

Board of County Commissioners (BCC)
Santa Fe County
RE: BCC Case #12-5420

March 12, 2013

Ladies & Gentlemen:

As a three-and-a-half year resident of Rancho Viejo, I am taking this opportunity to let you know how totally appalled and opposed I am to the current proposal(s) being made by Rancho Viejo's owners, Univest LLC, in BCC case #12-5420. In this proposal they are asking for a plat modification for 89 (+) acres in the area that they refer to as "College Park". They propose to convert these pristine acres into 12 mixed use lots which will house a variety of commercial businesses. As if this doesn't pose enough of an issue by itself, Univest LLC also proposes to build approximately 440 apartments within a half mile of the modification proposed in #12-5420.

There are only two narrow roads which allow access in and out of the entire Rancho Viejo area which currently includes two churches, two schools, the Santa Fe Community College campus, the new bicycle factory, and at least 1,300 homes (with more planned). Rancho Viejo Blvd., which allows access to Rancho Viejo from Highway 14 is a narrow twisting two lane road, with no shoulders, and is showing serious signs of wear. Richards Avenue is, and always will be, a two-lane road as well. The two Interstate highway bridges and Railrunner bridge which cross it preclude it from ever being widened. The traffic flow on Richards has now been further aggravated by the creation of three of the smallest traffic circles I have ever seen. As someone who currently drives these roads 3-4 times per day I can attest to the fact that there are many times each day when these roads are choked with traffic, which frequently comes to a complete standstill as long lines of traffic attempt to simultaneously feed into and navigate these "circles", one car at a time, from the 3-4 side streets connected to each circle.

Univest LLC claims that they have done a traffic study in and around Rancho Viejo, but have not been willing to share the findings of this study. Common sense says that if 12 commercial properties, and 440 apartments were actually to be built anywhere within this area, along with the hundreds and hundreds of additional cars, trailer-trucks, other vehicles that will accompany them, as well as resulting significant increases of air and noise pollution, the residents of Rancho Viejo will be faced with a permanent nightmare that most of us can only begin to imagine. And what would happen in the event of a significant emergency that required the immediate access of emergency responders into Rancho Viejo, or an evacuation of residents out of Rancho Viejo?

All of us who originally bought homes here did so in large part because this originally was a carefully planned community, on thousands of beautiful acres, removed from the in-town congestion and chaos of the City of Santa Fe. The original planning was done in a way that respected the quality of life of all who live here; including the native wildlife, vegetation and the land itself. Now it seems that although we as residents are locked into a series of covenants which provide safeguards in the ways in which we conduct ourselves here, we are facing a developer (Univest LLC) who apparently believe that they are entitled to feed a never-ending

series of zoning and rule modifications through our Board of County Commissioners which will ultimately destroy all of those things which originally made Rancho Viejo such a unique and special place to live.

I urge you, the Board of County Commissioners, to reject the proposals contained in BCC #12-5420, as well as the proposal for 440 apartments which is shortly to follow. These proposals represent scenarios which are totally unrealistic and greed-driven, will totally destroy the quality of life for those who live here, and illustrate a type of community planning, on the part of Univest LLC, that I can only describe as reckless.

Respectfully,

Bruce Blair
1 Paseo Luna Blanca
Santa Fe, New Mexico 87508
(Rancho Viejo / La Entrada)

(505) 982-2779

March 18, 2013

SF County Attorney
Steven Ross, Esq.

Re: FILE REF: BCC CASE # MIS 12-5420 College Park Master Plat Authorization

Dear Mr. Ross,

My name is BJ Irwin and I am a concerned homeowner of La Entrada, a community within Rancho Viejo. I am writing to you after watching the video proceedings of the Feb.12, 2013 BCC meeting pertaining to the above case. I am worried that the Commissioners will be making a decision and taking a step forward about an extremely important issue using possibly faulty information.

At that meeting there were several false statements made to the Commissioners by the developer, Mr. Thompson, the designer, Mr. Siebert and your staff case manager Jose Larranaga. All three gentlemen advised the commissioners that the request was for a master plat authorization (Exhibit B) only to allow the County Administrator to change the lot lines within the Village West Master Plan of 2006. However, the plan they were showing the Commissioners is not merely an issue of lot lines, but actually indicates an AMENDED master plan in terms of territory.

Knowingly, they took the liberty of adding more acreage within their proposed master plat authorization. They took open space from the master plan of 2006 that was never included in the employment center. As for the open space in question; it was represented at the time of sale of our homes as always going to be designated as open space. Homeowners paid a premium to purchase their lots with that agreement.

I believe the staff should have caught this error just by looking at the existing Village West Master Plan dated 2006 which shows the Employment Center of 55.3 +/- acres not 75.78 +/- acres as shown in the subject Master Plat Authorization. Additionally, at the Feb. 12, 2013 BCC meeting, one of the Commissioners asked: "the plan had been in effect for 12 or so years, correct?" to which Mr. Larranaga agreed, presumably indicating the updated Master Plan of 1999 instead of the amended Master Plan of 2006 which is actually in effect. This is another misrepresentation if, in fact, the applicable Master Plan is actually the 2006 plan. This

carelessness as to plans is inexcusable from my point of view. How can we citizens rely on such information?

In addition:

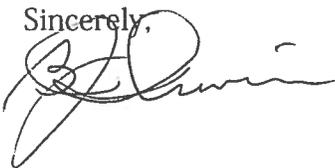
1. Exhibit B of the Master Plat Authorization creates Lot 3A which is currently outside the Village West Master Plan. I strongly request that this Green Space area remain outside of the Village West Master Plan and be maintained as a buffer between the County's largest church, Santa Maria de la Paz, and one of the County's largest Employment Centers, College Park.
2. Exhibit B of the Master Plat Authorization creates Lot 11. This is an "Arroyo Corridor & Open Space" in the Village West Master Plan. This is the area the residents of La Entrada were assured would remain open space. I strongly request the BCC serve the best interests of the County and keep this area as open space to buffer both Amy Biehl Community School and La Entrada from the College Park Employment Center as shown in the Master Plan of 2006.

I respectfully request that the BCC deny CASE #MIS 12-5420 based on these discrepancies and because I feel you should do the right thing and ask the developer to resubmit a valid Master Plat Authorization. This would be for a maximum of 55.30 acres as in the 2006 Village West Master Plan. If the BCC approved Case #MIS 12-5420 the BCC will, in effect, be voiding my contract with the developer, thus allowing them the right to promise me anything, and then use the BCC to override it, presumably for profit's sake.

I know that one of the important responsibilities of the County Commissioners is to find and support revenue producing opportunities for SF County. This must be balanced against the interests of the current residents/homeowners who are an established and recognized large taxpaying and voting block in Rancho Viejo.

I am certainly not against commercial development in our area however I want smart development, located in more appropriate areas of Rancho Viejo.

Sincerely,



Jose Larranaga

From: Penny Ellis-Green
Sent: Tuesday, March 19, 2013 10:58 AM
To: Jose Larranaga
Subject: FW: Santa Fe County Contact Form Submission

Categories: Red Category

Please add to the file and to the packet for BCC

Penny Ellis-Green
Growth Management Director
Santa Fe County
(505) 986 6221

-----Original Message-----

From: Julia Valdez On Behalf Of Liz Stefanics
Sent: Tuesday, March 19, 2013 10:52 AM
To: Penny Ellis-Green
Subject: FW: Santa Fe County Contact Form Submission

Penny, I have not responded with the Ex Parte paragraph.
Julia

From: Elizabeth and Jim Kerr [<mailto:jblkerr@q.com>]
Sent: Tuesday, March 19, 2013 10:47 AM
To: Liz Stefanics
Subject: Santa Fe County Contact Form Submission

Web form results:

Name: Elizabeth and Jim Kerr
Email: jblkerr@q.com

Message:

We live in Rancho Viejo and would like to express our concern regarding #12-5420. We are opposed because of the drought, traffic and our road conditions. Please do not approve - vote NO! DO NOT CHANGE OUR MASTER PLAN!

Sincerely,
The Kerr's

March 20, 2013

To: Ms. Liz Stefanics
Board of Santa Fe County Commissioners

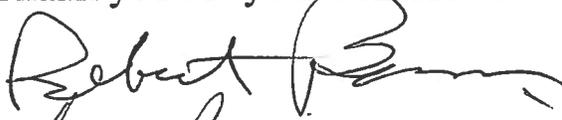
File Ref: BCC Case #MIS 12-5420
College Park Master Plat Authorization

My husband and I are homeowners and live in the La Entrada section of Rancho Viejo. Our property borders on the area now being considered for new development by Mr. Warren Thompson and Univest . When we purchased our home, we were shown the 2006 Village West Master Plan and we were assured by the salesperson, Mr. Patrick Thomas, that the open space would always be preserved .With that assurance, we paid an additional \$20,000. for the lot. Now, we are told that not only is this new development to encroach upon the open space behind our home but that 12 lots for commercial/mixed use will be our future vista. The 2006 plat called for an area of 49.65 acres for schools , trails and parks etc. Now the proposal asks for 75.78 acres ! And all commercial. This development will affect the new homes in the area by bringing in more traffic to our already overburdened narrow streets. We are concerned for the safety of the children at the nearby school !

The developer listens to our issues but will not consider changing his plan or discussing an alternate re-location area. (possibly Rt 14 or Turquoise Trail)

Please postpone or reject this plat authorization. It's not good for the County and it's certainly not good for Rancho Viejo.

Thank you for your consideration of this important issue.




.575-474-0269

March 20, 2013

To: Mr. Miguel Chavez
Board of Santa Fe County Commissioners

Re: BCC Case # MIS 12-5420
College Park Master Plat Authorization

My husband and I are homeowners in La Entrada, the new section of Rancho Viejo. We bought in Rancho Viejo because of the quiet and pristine neighborhoods and we paid a premium for a lot on the border of the Petchesky Conservation area with the assurance that the open space would always remain. We have recently attended a meeting with Mr. Warren Thompson, a developer with Uninvest who has proposed a new plat which makes a considerable deviation from the agreed to Village West Master Plan of 2006. He has increased the acreage from 49.65 to 75.7 and made 10 "mixed use" lots grow to 12. It encroaches on the open space and fringe areas, and assumes that the homeowners in the adjacent area will be happy with a large commercial corridor along Richards Ave and Avenida del Sur. This plan will most certainly increase traffic, noise and air pollution, loss of wildlife and natural landscaping. What about the safety of the children attending the two schools on that road? They have already started roads and utility infrastructure, destroying trees and natural plants. Where is his permit? Has he applied for variance to the 2006 plan? We think not.

We rely on the Board of Commissioners to study these proposals for development and reject those that do not meet certain covenants. Please do not allow Uninvest to commercialize our neighborhood.

Thank you for your consideration of these important issues.




505-474-0269

Jose Larranaga

From: Penny Ellis-Green
Sent: Thursday, March 21, 2013 4:36 PM
To: Jose Larranaga
Subject: FW: MIS 12-5420

Categories: Red Category

Please add to file and bcc packet
Sent from my Windows Mobile phone

From: Susie Knight <confettisuz@hotmail.com>
Sent: Thursday, March 21, 2013 3:08 PM
To: Penny Ellis-Green <pengreen@co.santa-fe.nm.us>
Subject: MIS 12-5420

Penny Ellis-Green
Growth Management Administrator for
Santa Fe County

Dear Ms. Ellis-Green,

I am writing this letter because I will be out of the state on the night of the BCC meeting of April 9th. I am concerned about the developers' plans for the College Park Plat numbered MIS 12-5420.

Richards Avenue, in its present configuration, is already jammed with traffic at peak hours. We do not have, nor desire, the infrastructure (water, roads, sewers) to support additional businesses out here. Everyone I know is very shocked at the erecting of the huge eyesore bicycle parts building (or whatever it is), which blocks what was formerly an unobstructed view of the western horizon. Before this building existed, there was already a traffic problem because development projects continued to be approved without having a long-range plan for this area. Two traffic circles were installed in order to temporarily address this problem. But these are temporary solutions, which will not suffice if development continues unimpeded out here.

We became residents of Rancho Viejo North, in the Village, because it is out and away from the ugliness and congestion of the more developed areas of Santa Fe. It is quiet out here and we have outdoor lighting restrictions so that we can see the stars, instead of light pollution, at night. All that will change if these developers are allowed to go forward with their numerous separate plans.

In addition to our concerns about unimpeded commercial growth out here, and all of the subsequent problems that will bring, I wonder if the developers have made any attempt to assess whether or not the size of the community will even support such growth.

For instance: It has been impossible to lease most of the spaces in the small business center just west of our Rancho Viejo Village Plaza. This is apparently a small enough community that business owners do not believe it will support a retail business here. We have a small grocery/convenience store located in the business center, but I do not have information regarding how successful they have been. I think this would be important data.

In fact, maybe the developers haven't done such research because the developing that they intend to do will not even be businesses that would serve this residential community. The bicycle parts business is a prime example. This business doesn't improve the quality of life in Rancho Viejo. In erecting such a huge, ugly building it does quite the opposite.

In closing, I think that any future development out here must be an integral part of a master plan. This plan would take into consideration not only the opinions of the current residents, but also would include all the facts regarding infrastructure that would be required to complete the entire cohesive plan.

Sincerely,
Susan Knight and Karl Johnsen
7 Grayhawk Place
Santa Fe, NM 87508

Jose Larranaga

From: Penny Ellis-Green
Sent: Thursday, March 21, 2013 5:12 PM
To: Jose Larranaga
Subject: FW: College Park

Categories: Red Category

Please add to file and BCC packet

Penny Ellis-Green
Growth Management Director
Santa Fe County
(505) 986 6221

From: Treasure, Jeffrey L [<mailto:jltx@lanl.gov>]
Sent: Thursday, March 21, 2013 2:42 PM
To: Penny Ellis-Green
Subject: College Park

Good afternoon,

I would like to voice my concern regarding the proposed addition of 400 apartments at the College Park location based mainly on traffic congestion and the minimalistic road system that exist there now. The south end of Richards Ave is poorly constructed with roundabouts that no one seems to understand and therefore, are not much more efficient than a 4 way stop additionally, the 3 that exist are not even symmetrical in size (they are typically built to a standard in most states i.e. all the same size). The road leading out of RVN toward Hyw 14 is an old narrow road built many years ago with no intention of supporting the traffic it sees now.

In a new housing development typically a company comes in and installs the ground work like water pipe, sewer pipe, storm water pipe, underground electrical, and often even paves the roads before the home builder shows up on site to begin building homes. There needs to be ground work done in the form of new roads to quickly move traffic from the area to the I-25 freeway, the end of St. Francis, and a new re-route out of RVN over to the Hwy 14/599 by-pass area. Once this ground work is complete then I believe you do responsible planning of new communities out in this area....please do it right and don't let the cart get ahead of the horses....the cart has been ahead of the horses all over New Mexico for years, but there is no reason for it to continue this way. Again please do it right the first time.

Thanks
Jeff

To: County Commissioners Stefanics, Mayfield, Chavez, Anaya, and Chair Holian
CC: Ms. Penny Ellis-Green, Director Growth Management Department, Mr. Stephen Ross, County Attorney
Santa Fe County, New Mexico

March 22, 2013

RE: MIS 12-5420

I am writing to you as a resident of Rancho Viejo and as a taxpaying resident of Santa Fe County. I mention the later because in speaking in opposition to MIS 12-5420, I have been told on more than one occasion, that the Board of County Commissioners acts on behalf of "what is good for Santa Fe County" as if that were some abstract entity instead of the people who live, work and pay taxes here. I have also been told that we are wasting our time opposing this case because the developers control the county, wrote the codes, and their requests are rubberstamped by the BCC. **Well, I don't believe that.** It certainly was not the impression I received at the Feb. 12th meeting when we were heard respectfully and the board granted a postponement to enable us to try to work with our developer to resolve some of our concerns regarding the Employment Center identified as College Park.

With that in mind I would like to specifically outline why I believe the Board of County Commissioners should vote no on MIS 12-5420 on April 9, 2013:

1. The Village West Master Plan filed with the County of Santa Fe on July 27, 2006 set aside acreage for an Employment Center that consisted of 29.17 acres of Employment Center including an area, with unspecified acreage, devoted to a park and an easement for the continuation of a county trail; and 26.13 acres of Fringe Employment for a total of **55.30** acres in roughly the area along Richards Ave. now being referred to as College Park. Approximating the acreage for the park and trail, there were **49.65** acres (according to Mr. Larranaga of the county staff) specified as the Employment Center.

This master plan has never been amended to the best of my knowledge and according to the records I have obtained from the county; a fact that is supported by both Mr. Siebert (agent for Uninvest-Rancho Viejo LLC) and Mr. Larranaga (BCC staff).

2. On November 20, 2012 Mr. James W. Siebert, acting as agent for developer Uninvest-Rancho Viejo LLC, wrote to Ms Vicki Lucero, Building and Development Services Section Manager for the County of Santa Fe requesting consideration by the BCC for approval of a Master Plat Authorization pursuant to Article V, Section 5.6 of the Santa Fe County Land Development Code.

Mr. Siebert acknowledged that only a portion of the acreage in the request had already received master plan approval in April 2006 and that there would have to be an amended master plan in order to expand the Employment Center. Along with this letter were two exhibits. Exhibit B was a description of the lots proposed and was marked as an Amended Master Plan. That exhibit shows 12 lots not including the 6 ± acres already built on by BTI (Bicycles Technology International) totaling 82.78 acres of which **76.78** acres would be included in the authorization being requested.

3. On Feb. 12, 2013, Mr. Jose Larranaga, acting as staff case manager for the Board of County Commissioners on MIS 12-5420, recommended approval of a master plat authorization under Article V, Section 5.6 of the Santa Fe County Land Development Code for College Park consisting of **76.78** acres with the supporting exhibit now titled, "College Park Master Plat Authorization".

In his summary letter Mr. Larranaga states, "A portion of this property had already received master plan approval" (the **49.65** acres referenced above). This acreage difference (76.78 versus 49.65) represents an **addition of 33.13 acres or 66.8727%**. He further states, "An application for this same area **will be submitted** to the County for an **amended master plan.**"

4. Mr. Warren Thompson (Univest-Rancho Viejo LLC) has stated to the Rancho Viejo residents that the area marked Lot 3A (7.725 +/- acres) on the supporting exhibit was the only acreage not originally included in the Employment Center on the 2006 Master Plan.

In addition to Lot 3A, most of Lot 11 (20.031 acres) was shown on the 2006 Master Plan as "arroyo corridor-open space", and Lot 10 (5.06 acres) was labeled, "Park" (L4-01 MASTER PLAN MAP), and were not included in the Employment Center.

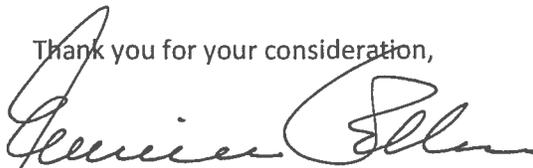
I have been unable to locate any place in Article V, Section 5.6 or elsewhere in Article V, in the CCD Plan, or the CCDO that allows any county entity to amend a master plan without an amended master plan submission, public comment, and board approval; or that allows any authorization that involves a change in the master plan to happen before a new master plan is approved. This may differ in practice, but I have no access to information on what would govern that.

We have attempted to talk to our developer; recommending changes that would eliminate or at least greatly reduce our concerns. For instance, relocating the Employment Center closer to Highway 14 and Interstate 25 (in the area of the Turquoise Trail Business Park), would reduce truck traffic in residential areas and the resultant repair and replacement costs of county and local roads, address safety and pollution issues, and allow for the continuity of open space and wildlife corridors. This would also be consistent with the 1999 Master Plan that located most of the commercial area here and with the idea of clustering so prevalent in the CCD Plan and CCDO which are the primary governing documents for development in Santa Fe County. This is what we mean when we talk about smart development. Our developer has listened to our suggestions, mostly agreeing with and admitting the legitimacy of our concerns, but states that 'the Employment Center' is basically non-negotiable.

I am petitioning you as my elected representative, to act on behalf of the health and safety of the residents of Rancho Viejo by voting no on MIS 12-5420. I further ask that you require the developer to submit a new master plan before going forward beyond what they have already done and confine the development in this area to the original 49.65 acres. I hope that it will allow the developer to reflect on the unforeseeable changes that have come with the growth we have already experienced, and review their choices with the concerns of all of Rancho Viejo in mind. A large number of residents from all areas of Rancho Viejo have come together as a group and are anxious to participate in that process if the developer allows it. We have some good ideas that would, we believe, benefit not only the developer, but result in a better environment for everyone. In the end, this is after all our home, and we have the largest stake in ensuring that it grows in ways that are beneficial to us and to the wider community.

I feel I should end by stating once again that I and others who oppose MIS 12-5420 are NOT AGAINST development, job creation, increasing the tax base for the county or any other of the false implications that have been levied against us. What we are FOR is SMART DEVELOPMENT. That is development that takes into consideration, preservation of open space and wildlife corridors, pollution, traffic, road width and upkeep, current availability of commercial or residential space in the county, safety and well-being of current and future residents, and water conservation in this era of drought and climate change as well as the economic necessity of continued growth and creation of jobs and opportunities for our citizens.

Thank you for your consideration,



Eunice Vellon
95 Via Orilla Dorado
Rancho Viejo
Santa Fe, New Mexico 87508

Univest/Siebert (agent) Plan
Amended Master Plan--Exhibit B 11/20/2012
College Park Master Plat Authorization 2/12/2013

Employment Center acres 29.17
Employment Fringe 26.13
Park/Path N/A
Total Approved MP 55.30

49.65 lots shown on Siebert Plan

Lot 1 = 12.20 +/-

Lot 2 = 2.74 +/-

Lot 3 = 2.39 +/-

Lot 4 = 2.95 +/-

Lot 5 = 2.76 +/-

Lot 6 = 5.68 +/-

Lot 7 = 3.26 +/-

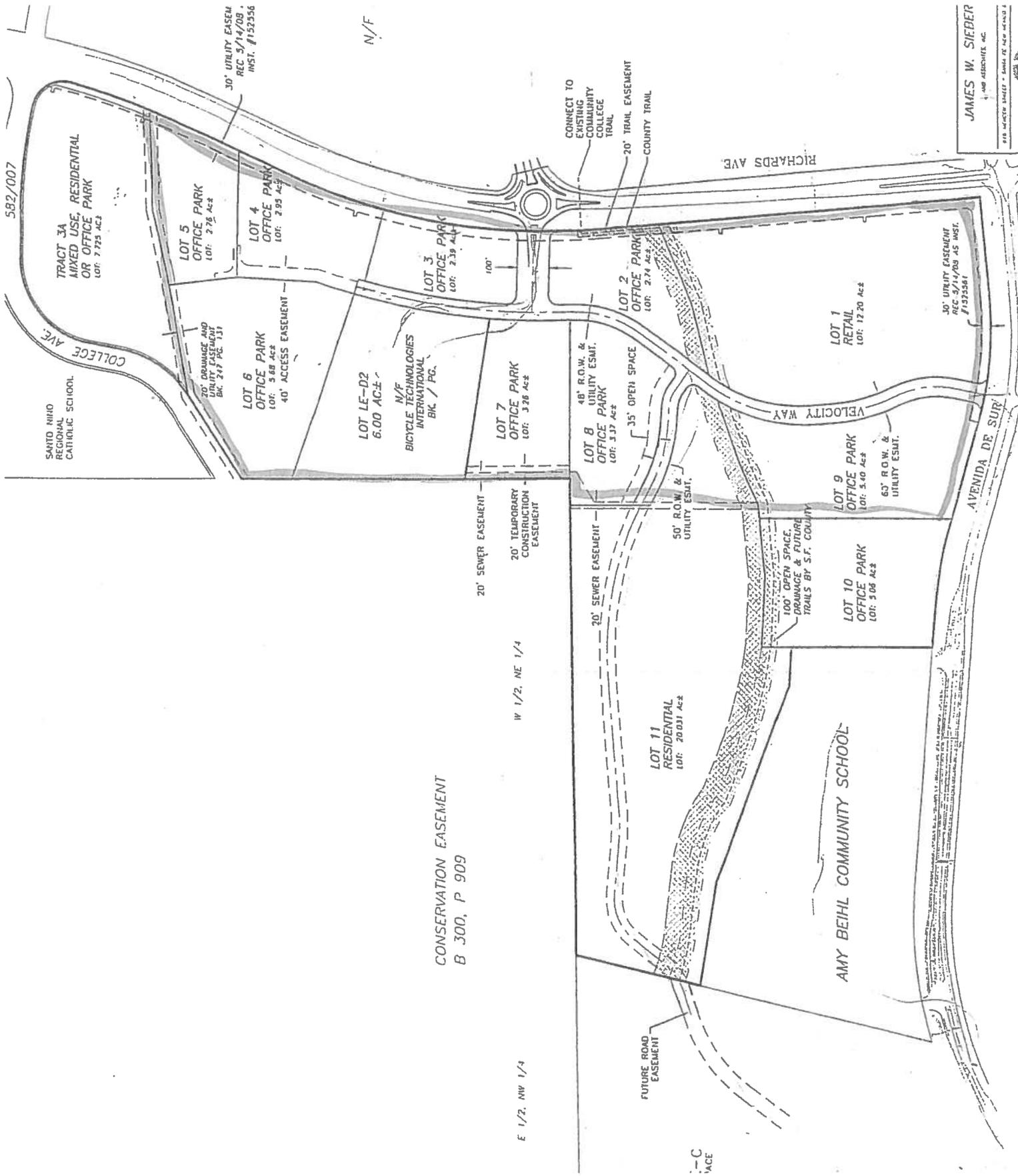
Lot 8 = 3.37 +/-

Lot 9 = 5.40 +/-

BTI = 6.00 +/-

2.90 +/- now added to Lot 11

Total 49.65 +/-



CONSERVATION EASEMENT
B 300, P 909

JAMES W. SIEBER
1000 ASSOCIATES, INC.
2528 10th St.

Jose Larranaga

From: Kristine Mihelcic
Sent: Monday, March 25, 2013 11:50 AM
To: Jose Larranaga; Penny Ellis-Green
Cc: Kristine Mihelcic
Subject: FW: Santa Fe County Public Comment Form

Categories: Red Category

Jose,
I received another online comment regarding Rancho Viejo. And I know there is nothing we can do about the Bike Factory sign, but there is also comment on that. If you respond to this gentleman, please copy me. I have responded with my basic response.

Kristine Mihelcic (Mi-hel-sick)
Public Information / Media Production
Kbustos@santafecountynm.gov
505.986.6224

-----Original Message-----

From: John [<mailto:juanitohatch@aol.com>]
Sent: Monday, March 25, 2013 11:45 AM
To: Kristine Mihelcic; Jennifer Jaramillo
Subject: Santa Fe County Public Comment Form

Web form results:

John
4 Fajada Wash
Santa Fe, NM 87508
Email: juanitohatch@aol.com
Phone: 505-473-3726

Comments:

As a representative of the Rancho Viejo South(Windmill Ridge 4) I wish to state my own and my neighbors' strong opposition to Univest's proposed expansion of Employment Center from 49.65 acres to 77.4 as contemplated in BCC Case #MIS 12-5420. I also strongly support the petition that Lots 3A,10, and 11 be left as open space. Finally, I request that no further development of the Employment Center buildings be approved until we have developer's assurances that these structures will (1) adhere in design and color to the Santa Fe norm of pueblo or territorial style and/or (2) adhere to district ordinances requiring structures that blend with surrounding environment and community.
The current black-red-and white of the current Bicycle Factory fails the above tests and must not become a precedent that future structures are allowed to follow.

Jose Larranaga

From: Penny Ellis-Green
Sent: Monday, March 25, 2013 8:39 AM
To: Jose Larranaga
Subject: FW: Case MIS 12-5420 (with signature)

Categories: Red Category

This is the same as the last with signature???

Penny Ellis-Green
Growth Management Director
Santa Fe County
(505) 986 6221

-----Original Message-----

From: Stephen Lund [<mailto:babsklsf@gmail.com>]
Sent: Sunday, March 24, 2013 3:06 PM
To: Penny Ellis-Green
Cc: concernedrvhos@gmail.com
Subject: Case MIS 12-5420 (with signature)

As a resident of Rancho Viejo, my husband and I would like to comment on case MIS 12-5420 (College Park Plat Authorization). Our concerns involve two main issues: excess traffic congestion and water availability for the long term.

First of all, since Richards Ave. is one of our main arteries into the Rancho Viejo community, residents will be greatly affected by increased traffic flow generated by densely spaced businesses along this two lane road. How can residents safely exit our neighborhood in times of emergency? If these new businesses are repetitive of what already exists nearby, we are looking at increased traffic and air pollution for no good reason. Our hope is that plans for new structures are unique, smaller in scope and not repetitive of large corporate franchises which exist everywhere.

Secondly, how will the historical drought and water supply for the long term affect how much growth is proposed? We seem to ignore global warming and its effects on water usage until its too late. Santa Fe must stay ahead of the game and allow only thoughtful, researched and sane growth to keep us happy residents of Rancho Viejo and the City Different.

Thanks,
Barbara Butera and Steve Lund
1 Alegre Pass Santa Fe NM 87508
(505) 424-3092

Jose Larranaga

From: Penny Ellis-Green
Sent: Monday, March 25, 2013 8:38 AM
To: Jose Larranaga
Subject: FW: no development!

Categories: Red Category

For rancho viejo

Penny Ellis-Green
Growth Management Director
Santa Fe County
(505) 986 6221

From: anniemcgovern@aol.com [<mailto:anniemcgovern@aol.com>]
Sent: Saturday, March 23, 2013 5:45 PM
To: Penny Ellis-Green
Subject: RE: no development!

Before there's ANY discussion of new development in the Rancho Viejo/Santa Fe Community College area, the first logical step is building the roads that would support the increased volume of traffic. The roads in the vicinity are direly under-structured now- ask ANY emergency responder or law enforcement officer. First things first! I am dumbfounded that the county's civil engineer has not addressed this obvious necessity. Maybe time to hire a new consultant? One fully credentialed- as I assume the present one is not, since that person is overlooking what is painfully obvious to anyone with any regard for the safety oif our community.

RVN Position Paper (April 2013): T. O'Brien/E. Gorman

INTRODUCTION:

We have carefully analyzed the Community College District Ordinance (CCDO) 2000-12 and the implication of the CCDO on the current proposed plan for placement of the intersection of Velocity Way at Avenida Del Sur, directly opposite Canada Del Rancho. The placement of this intersection has the potential to adversely impact the Rancho Viejo residents that live at the East end of Canada Del Rancho, near the intersection with Avenida Del Sur. This Position Paper summarizes our actions to understand the situation and the resulting analysis.

CCD Standards - Ordinance 2000-12 (CCDO) Document: Review of This Document as it Applies to Developers Planned 2nd Entrance/Exit (Velocity Way) Intersection From An Employment Zone With a RVN Owned and Maintained Road (i.e., Canada Del Rancho)

CHRONOLOGY:

At the February 12 Commissioners' Board meeting, an individual from Rancho Viejo North (RVN) spoke out against the Developer's above-noted proposed intersection (Developer's "Exhibit 3" – "original design" see Appendix 1) and mentioned that other solutions should be explored. This "original design" proposed intersection is the focus of our concern.

On March 4, individuals from RVN presented our concerns about the above-noted intersection ("original design") to Santa Fe County officials, as well as provided the County with preliminary drawings of candidate alternative "intersection" solutions.

On March 5, a representative of the County met with a RVN individual in order for the County individual to walk the CCD/RV land under question and review traffic patterns and dynamics in the area of the proposed intersection.

On March 11, the County + Developer + RVN individual met in order to discuss "intersection solutions". As one meeting outcome, the County agreed "*not to object*" to alternative intersection solutions, but still *left on the table* the

RVN Position Paper (April 2013): T. O'Brien/E. Gorman

Developer's "original design" for the proposed intersection. In advance of this meeting, the RVN individual shared with the Developer our specific concern, as well as our preliminary drawings of candidate alternative "intersection" solutions.

In subsequent communications with the Developer during the week of March 18, the Developer expressed an openness, at this early time in plan development, to consider alternative "intersection" solutions to the west along Avenida Del Sur as long as these alternatives:

- provided both an entrance from and exit onto Avenida Del Sur from Velocity Way, and
- allowed Velocity Way traffic to exit from the Employment Zone onto Avenida Del Sur and travel in both east and west directions.

With these considerations in mind, we've adapted some of the designs associated with our March 4 candidate alternative "intersection" solutions. These conceptual alternative solutions are at this stage, preliminary (examples see Appendix 2), and are subject to further impact-related and other studies by the Developer and County (e.g., on future traffic, environmental, RVN Village I community, RV "Community Trail", RV "open space", pedestrian safety, land donation, and RV taxpayer cost/benefit).

REVIEW OF CCDO – OUR UNDERSTANDINGS:

In order to better understand the potential impacts of the Developer's proposed "original design" on RVN roadways, especially Canada Del Rancho, and on RVN residents, we have reviewed the CCDO in the context of the "original design" intersection proposal (Developer's original - Exhibit 3 – see Appendix 1) and impacts, as well as alternative solutions to this Position Paper.

Zone Classifications

CCD zones include "Village Zones" that also include "Neighborhoods". This would encompass what is called Rancho Viejo (RV) Villages I & II or most of RVN.

RVN Position Paper (*April 2013*): T. O'Brien/E. Gorman

Road Segment Classification

The CCDO classifies 3 types (hierarchy of function) of road segments: (1) living-priority, (2) mixed-priority, (3) traffic-priority (CCDO, p.7). "Living-priority" roads (e.g., Canada Del Rancho) are found in "Neighborhoods" - -see above (CCDO, p. 17). Both "Living-priority" and "Mixed-priority" roads may be found in the "Employment Center". "Mixed-priority" roads are moderate speed roads that serve as transition areas between "Living-priority" and "Traffic-priority" roads, and as internal links from one area to another within each Village Zone. A "mixed-priority" section of road from the commercially oriented Employment Zone would likely be the type of road that connected up with Avenida Del Sur (i.e., the proposed Velocity Way 2nd entrance/exit from the Employment Zone). A priority for "living-priority" roads such as Canada Del Rancho in the *residential* RVN Village I community is *non-motorist safety* (CCDO, p.17).

Road Design

A key road design consideration noted in the CCDO is a "...network of roads that will integrate automobile traffic, pedestrian and other modes of transportation in a **safe and controlled manner...**" (CCDO, p.15). The CCD Circulation Map emphasizes roadway circulation that highlights *interconnectivity*. Note, however, "...the road and trail network shown on the...(CCD)...Circulation Map (CCDO, p.48 & in Appendix 3) shall be used as a **guide** for the establishment of the road and trail alignments and transit corridors in the CCD..." (CCDO, p. 3). The operative word here is **guide**. "Guide" is meant to provide general direction. In other words, guide or guidance infers some latitude in decision-making, as well as for course correction or maneuvering. "Guide" does not mean "lock step" behavior. Furthermore, the CCD Circulation Map (CCDO, p.48 – see Appendix 3) does **NOT** show any direct road interconnectivity from the site of the Employment Zone into RVN Village I.

When two (2) roadway categories intersect (e.g., a living-priority road such as Canada Del Rancho with a mixed-priority road such as the proposed 2nd

RVN Position Paper (April 2013): T. O'Brien/E. Gorman

entrance/exit from the Employment Zone), the "...intersection design for the largest road category **shall be consistent with pedestrian safety...**" Such intersections must also meet the most current **AASHTO standards for sight distance** (e.g., *clear sight triangles* as required by AASHTO) (CCDO, p.16). With the current curvature of Avenida Del Sur in the vicinity of Canada Del Rancho, a clear sight triangle may be difficult to achieve for the as proposed 2nd entrance/exit from the Employment Zone without major modifications made by the County to Avenida Del Sur. Roadways shall also be laid out to intersect as nearly as possible at **right angles** (CCDO, p.15). For "living-priority" roads such as Canada Del Rancho,"...design priority is (also) for the non-motorist...**safety** and efficacy..." (CCDO, p. 17).

. The **minimum distance** required between driveways or road intersections are:

- Living-priority: 75' (Canada Del Rancho is in this category.)
- Mixed-priority: 125' (Avenida Del Sur is in this category.)
- Traffic-priority: 200' (CCDO, p.16)

"No-Outlet" Considerations

According to the CCDO, no-outlet roadways "...shall be used only to preserve open space contiguity...(and)... shall not exceed 300' in length and shall have a minimum fifty foot (50') turnaround..." (CCDO, p. 15).

Surprisingly, the first ~800' of Canada Del Rancho (Village 1 from the east side connection with Avenida Del Sur to Softwyn) has many of the design/dimension characteristics of a "Lane" (CCDO, p. 24) and is different from the road design for other sections of Canada Del Rancho. Thus, this road design at the east end of Canada Del Rancho could be, according to the CCDO, suitable for low-density neighborhood, fringe and rural areas. (This segment of Canada Del Rancho is certainly NOT designed for commercial traffic or an interface with a mixed-priority

RVN Position Paper (April 2013): T. O'Brien/E. Gorman

road such as the one proposed (“original design”) to emerge from the Employment Zone.)

Note that this “east” entrance segment of Canada Del Rancho:

(a) is bordered by estate lots (RV defined as lots of an acre or more),

(b) is in “contiguity” with RV designated “open space” (i.e., the initial ~100’ of the east facing side of this road from its Avenida Del Sur connection),

(c) is in close proximity (i.e., within 45’ of the east entrance to Canada Del Rancho) of a RVN HOA owned/maintained “Community Trail” and trail road crossing used by Rancho Viejo residents, County residents, and Amy Biehl students/teachers, and

(d) has “no-outlet” roadways close by (i.e., within ~200’ of the east entrance of Canada Del Rancho is a “no-outlet” “driveway” –i.e., Canada Del Rancho A&B, and within another 200’ is a “no-outlet” cul de sac –i.e., Firehearth Place).

From this and p. 15(CCDO), it appears that, in addition to *pedestrian safety* concerns and *road interface incompatibility* issues, the east entrance of Canada Del Rancho could be eligible for designation as a “no-outlet” roadway.

Road Ownership and Maintenance

Ownership and maintenance of all roads is to remain the responsibility of the developer or designated owner or civic league association (CCDO, p.20).

For RVN Village I roads such as Canada Del Rancho, the County or “developer” no longer apply. The term “civic league association” appears synonymous with RVN HOA. The term “designated owner” for RVN Village I roads are now individual RVN residents/taxpayers who pay dues to a civic league association (e.g., RVN HOA) for maintenance of RVN roads and “Community Trails”, as well as other issues. Finally, “...All roads designated as primary roads on the Circulation Map are to be conditionally dedicated to the County...” (CCDO, p. 20) and are, by definition, public roads.

RVN Position Paper (April 2013): T. O'Brien/E. Gorman

It is important to note that the CCDO is “silent” on certain key terminology, e.g., “public”, “not public”, and “private” (e.g., roads and trails).

Canada Del Rancho is owned/maintained by RVN residents/taxpayers (not the County) through its HOA, a “civic league association”. Under normal circumstances, this road would be considered “not public” (i.e., not belonging to the County) or “private” (e.g., from Webster’s - - *belonging to or for the use of one particular person or group of people...*” such as a HOA or “civic league association”).

The CCDO is also “silent” on the County’s unique application of a variation of the *Marie Antoinette* strategy, i.e., “*you buy the cake and ice cream and I’ll eat all of it*”.

Here, according to the County’s land use staff, while Canada Del Rancho is NOT a County owned/maintained road, it was dedicated to the public use on the CCD plat. So this means that the public has a right to use the road, but the County has *no obligation* to maintain it. So, RVN taxpayers have ended up with the burden of maintaining a road such as Canada Del Rancho (and Community Trail system) that anyone has the right to use. This unusual situation, where the County has abdicated its fiscal responsibility and shifted costs to others, would also seem to create a *liability exposure* to RVN residents/taxpayers and their associated HOA beyond what would be considered normal for such roads and trails. In addition, County police do not enforce traffic violations on (dedicated to the public use) RVN roads such as Canada Del Rancho, and this creates additional **public safety** concerns.

This current unusual, County driven situation would be further exacerbated at the *added expense and safety* of RVN taxpayers should a road from a commercial development zone (i.e., the Employment Zone) interconnect directly with the “Lane” segment of Canada Del Rancho (and a residential community).

RVN Position Paper (April 2013): T. O'Brien/E. Gorman

CONCLUSION:

Based on our analysis, the following conclusions are reached:

- Canada Del Rancho by usual standards is NOT A PUBLIC ROAD. Thus, it is PRIVATE. Already, commercial through traffic is NOT allowed on this road, a road that is owned/maintained by a civic league association. However, the County has dedicated this road to public use. This action has:
 - increased road maintenance costs for the highly responsible RVN taxpayers,
 - increased the liability exposure of RVN taxpayers and the RVN HOA, and
 - added additional public safety burdens onto RVN residents.
- The Developer proposed to have the entrance/exit of a mixed-priority road from the Employment Zone (commercial) placed directly opposite a living priority (residential community) road (Canada Del Rancho) that has the dimensional characteristics of a "Lane". In addition to safety considerations, this is NOT consistent with good road planning and engineering principles.
- The Developer wanted to create an intersection between a commercial site entrance/exit road and a RV owner/maintained (*not really public*) road, which also has "contiguity" with RV, dedicated "open space". This would threaten the preservation of "open space contiguity" and could result in the RVN community's recommendation to make the east entrance area of Canada Del Rancho a "no-outlet" roadway.
- There is a County priority for such a proposed ("original design" – Exhibit 3 in Appendix 1) intersection also to be placed on "***pedestrian safety.***" With the current presence of a RVN maintained "Community Trail" that crosses Canada Del Rancho near to the Developer's proposed intersection, as well as the proximity of the Developer's "original design" of this proposed

RVN Position Paper (April 2013): T. O'Brien/E. Gorman

intersection to be in "contiguity" to dedicated RV "open space", the Developer's current intersection design cannot insure the ("pedestrian") safety of RV residents, County residents and Amy Biehl students/teachers who use this "Community Trail" crossing and dedicated RV "open space".

Bottom Line: The Developer's proposed intersection between the (commercial) Employment Zone's 2nd entrance/exit (Velocity Way) and Canada Del Rancho (a RVN owner/maintained residential road) does not, as proposed, meet CCD Standards (Ordinance 2000-12).

RECOMMENDATIONS:

- The County "not object" to the Developer's and RVN individual's alternative solution proposals for the Employment Zone's 2nd entrance/exit onto Avenida Del Sur that are to the west of the east entrance to Canada Del Rancho on to Avenida Del Sur.
- The County *take off the planning table permanently* any consideration for an Employment Zone's 2nd entrance/exit that would be placed directly across from the east entrance of Canada Del Rancho on to Avenida Del Sur.

RVN Position Paper (April 2013): T. O'Brien/E. Gorman

Collaborators

Santa Fe County

- Robert Griego
- Erick Aune
- Jose Larranaga
- Penny Ellis-Green
- Steve Ross

Developer

- Warren Thompson
- Cass Thompson
- James Siebert

Rancho Viejo "Individuals"

- Tom O'Brien
- Eileen Gorman
- Nord Petersen

APPENDICES

Appendix 1: Developer's Exhibit 3 – "Original Design"

Appendix 2: Alternative Solutions (from RVN "Individuals")

Appendix 3: CCD Circulation Map

Letters of Support (examples)

Background on RVN "Individuals"

Appendix 1

Developer's Exhibit 3 – "Original Design"

**Developer's "Exhibit 3" from 2-12-13
Commissioners' Board
Meeting**

Meeting

Focus of Concern:

Proposed intersection

Between Velocity

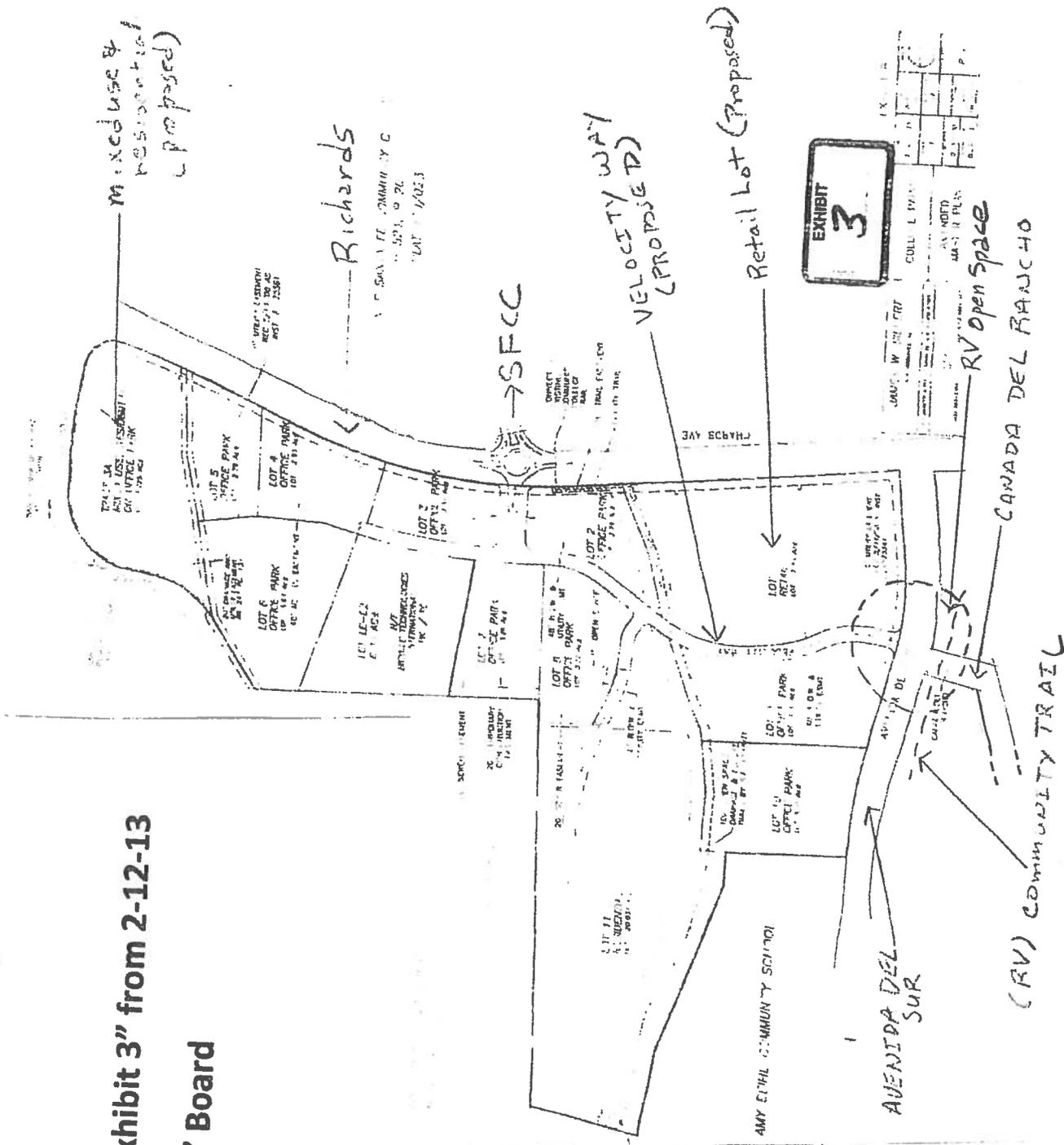
Way 2nd entrance/exit

From a commercial

Zone & Canada Del

Rancho (in a

residential area)



Safety is always an issue...

Big truck stuck in traffic

R-27-13



When commercial meets residential!

100-foot vehicle-delivery truck and trailer got stuck Tuesday morning at the intersection of East Palace Avenue and Canyon Road in Santa Fe as driver Omar Haem tried to navigate the very tight turn. PHOTOS BY CLYDE MUELLER/THE NEW MEXICAN

Vehicle-delivery truck blocks Canyon Road intersection for several hours



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

**915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com**

MEMORANDUM

Date: March 22, 2013

To: Vicki Lucero,
Building & Development Services Manager

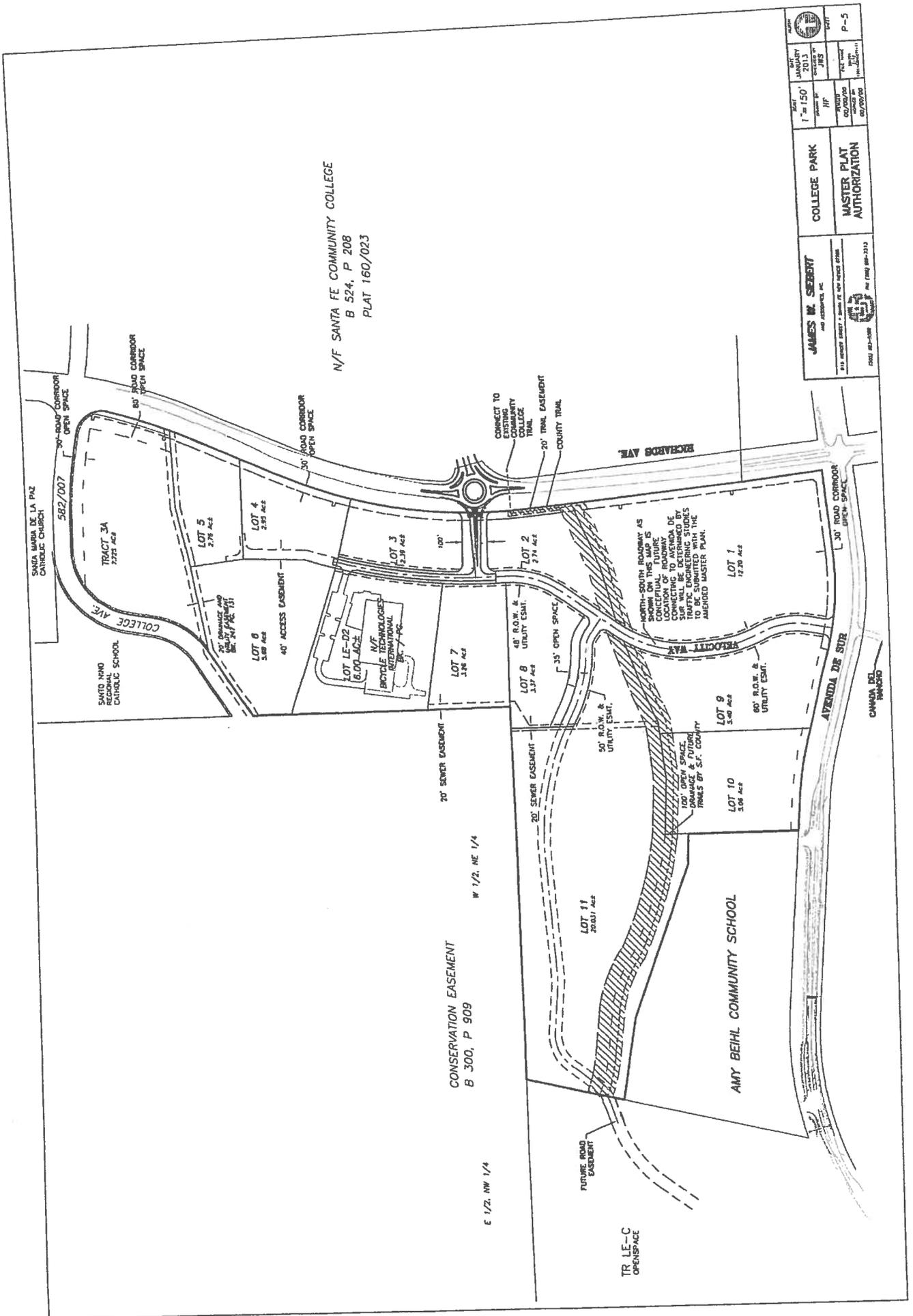
From: James Siebert *JWS*

Re: College Park Master Plat

Attached is an exhibit for the College Park Master Plat request that identifies the north-south roadway as a tentative alignment subject to further traffic engineering studies. Warren and Cass Thompson met with Thomas O'Brien along with Robert Griego and Erik Aune to discuss his concern about the interior road for College Park aligning with Canada de Rancho. We are in the process of finalizing the traffic study for College Park and will soon have a better understanding of the future traffic conditions associated with the development of College Park.

We will take Mr. O'Brien's concerns into consideration in the preparation of the road system for the College Park Amended Master Plan. The Master Plat authorization is a County Code regulatory requirement and since it serves as a precursor to the Master Plan it is too early in the planning process to make a decision on the road alignment without understanding how it fits into the scope of planning for the entire Park. We have informed Mr. O'Brien that a consideration of an alternative alignment for the interior road will be included in the planning for College Park.

Xc: Warren Thompson
Cass Thompson
Thomas O'Brien
Jose Larranaga
Robert Griego
Eric Aune



JAMES M. SEBERT AND ASSOCIATES, INC. 310 WEST STREET, SUITE 100, AUSTIN, TX 78701 TEL: (512) 476-1000 FAX: (512) 476-1001 WWW.JMSA-INC.COM		COLLEGE PARK MASTER PLAT AUTHORIZATION	DATE: JANUARY 2013 SCALE: 1" = 150' PROJECT NO: JMSA-110-000-000 SHEET NO: P-5
---	--	---	---

Appendix 2

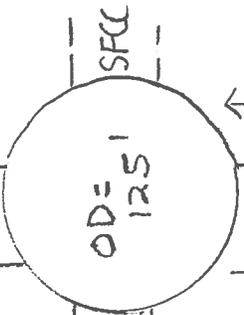
Alternative Solutions (from RVN
“Individuals”)

Schematic (not to scale) representation of Richards, Avenida Del Sur, Canada Del Rancho (east end) area.

RV Blvd. Fire Station to SFCC "circle" = 2.5 miles

[EMPLOYMENT ZONE]

Velocity way



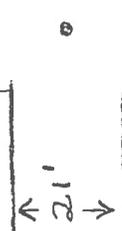
Proposed Velocity Way #2nd Entrance/Exit 4

* Other 2nd entrance/exit options per Exhibit 3 include:

- College Ave.
- Richards north of SFCC circle
- Richards south of SFCC circle

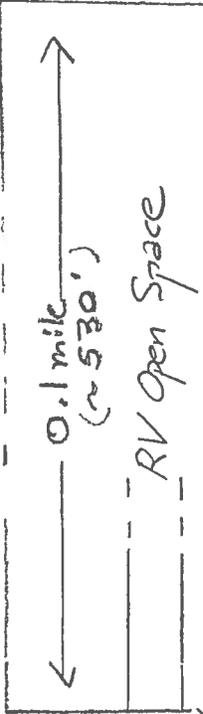
Turn to Amy Biehl

~550'



W

Avenida Del Sur



Richards

RV Open Space

Canada Del Rancho

Community Trail

E

Tom O'Brien
Eileen Gorman

3 Firehearth Pl.
Santa Fe, NM 87508-1308

eggorman@comcast.net
tcobrien@comcast.net

(505) 473-3611

April 2013

Tom O'Brien
Eileen Gorman

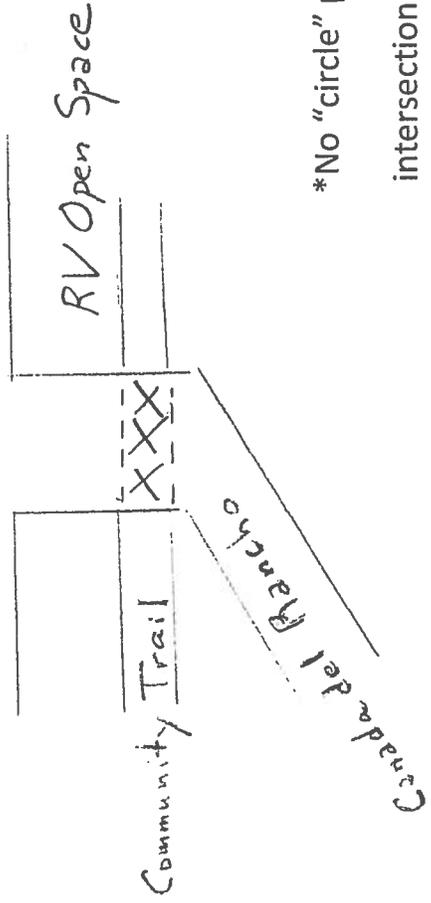
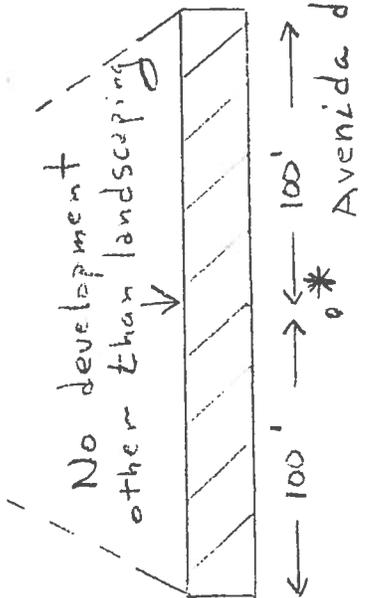
3 Firehearth Pl.
Santa Fe, NM 87508-1308

eggorman@comcast.net
tcobrien@comcast.net

(505) 473-3611

BASIC DESIGN PROPOSAL

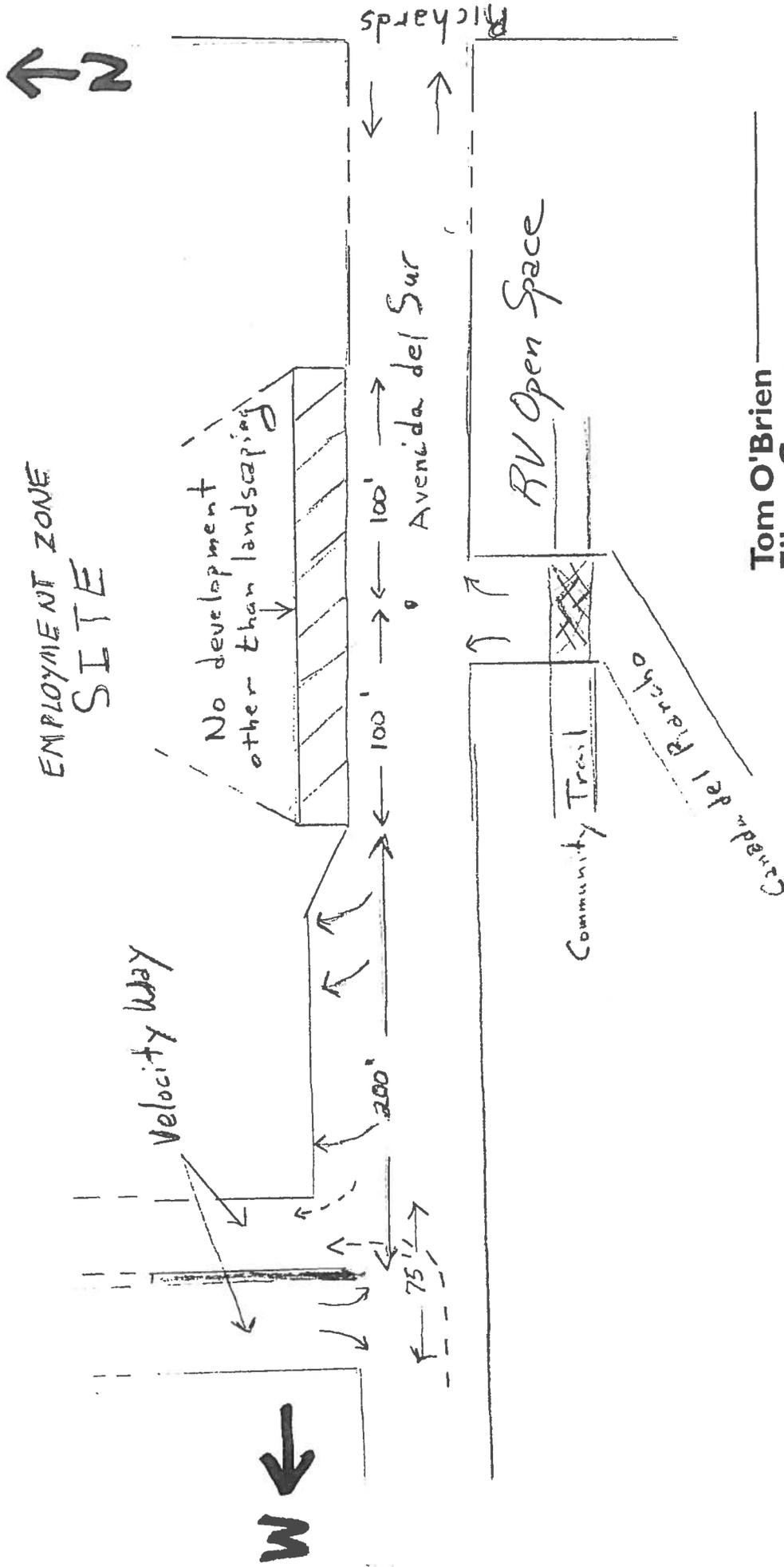
EMPLOYMENT ZONE



*No "circle" proposed for intersection. Standard "circle" (i.e., SFCC) would, at a minimum, eliminate RV Community Trail crossing & ~ 50' of Canada Del Rancho

April 2013

Conceptual Alternative Solution.1



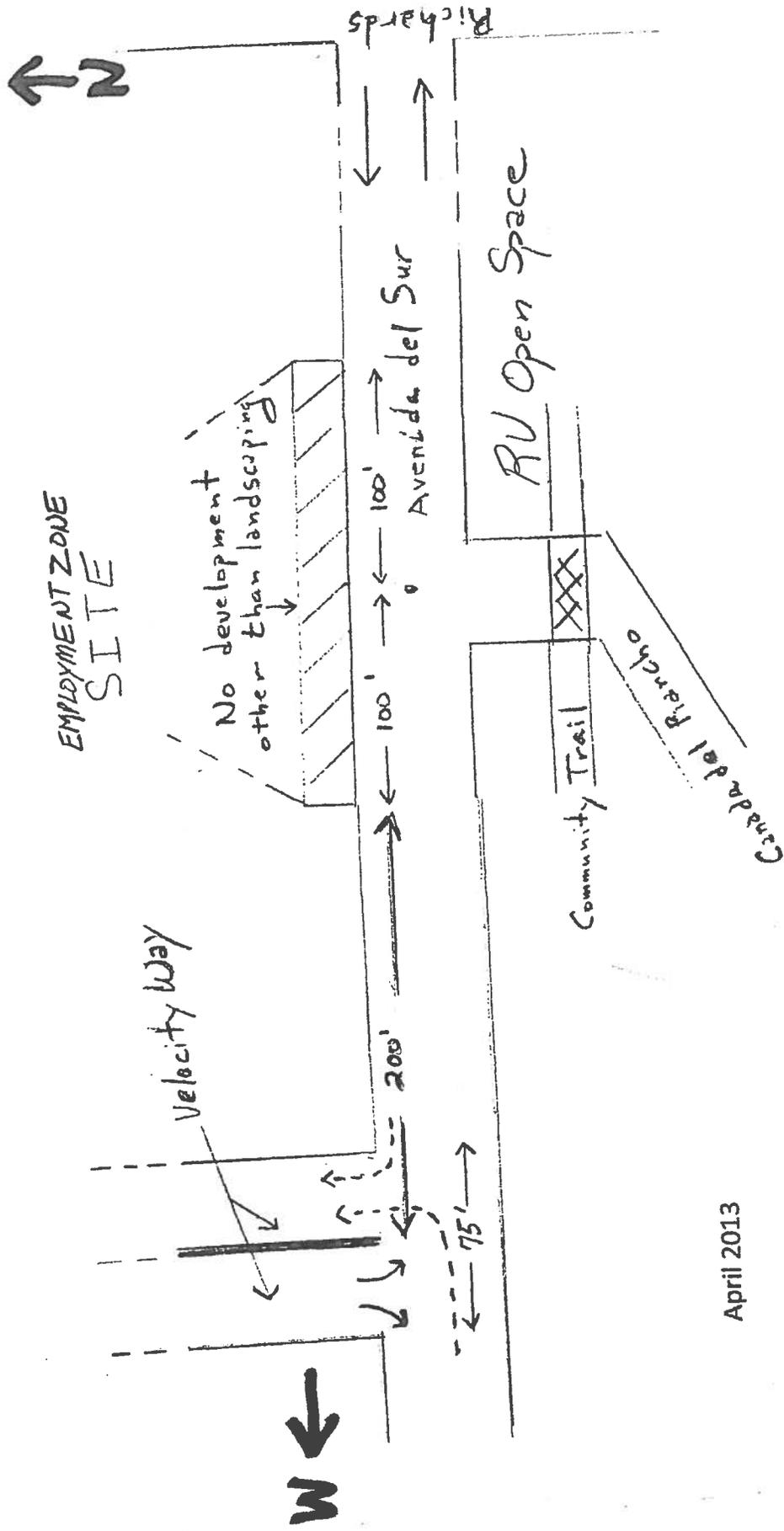
Tom O'Brien
Eileen Gorman

April 2013

3 Firehearth Pl.
Santa Fe, NM 87508-1308
eggorman@comcast.net
tcobrien@comcast.net

(505) 473-3611

Conceptual Alternative Solution.2

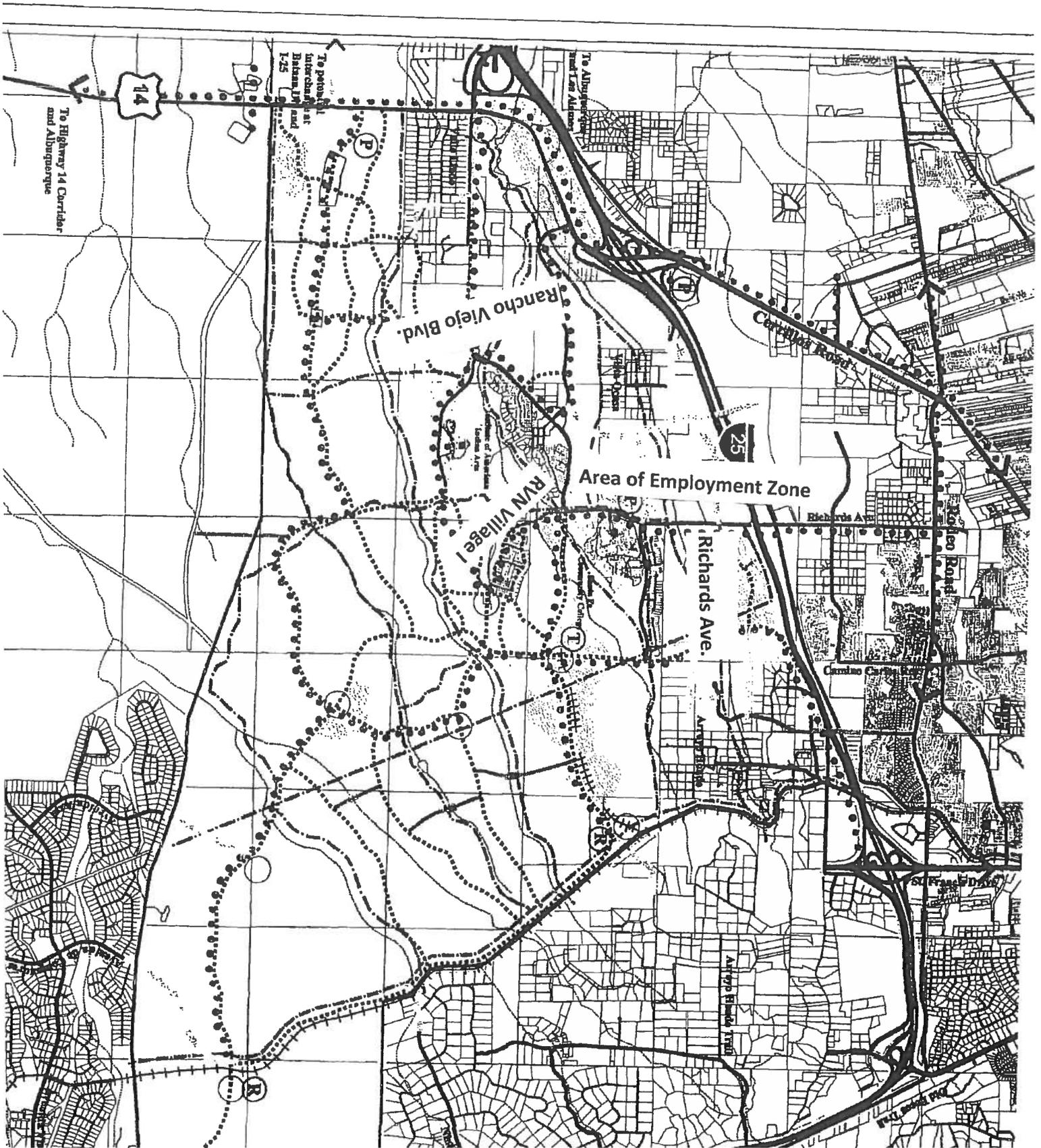


April 2013

Appendix 3

CCD Circulation Map

CCD Circulation Map (CCDO, p.48)



Letters of Support (examples)

March 22, 2013

Dear Santa Fe Board of County Commissioners and Developer:

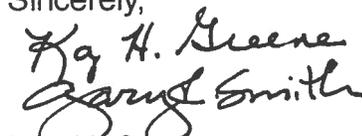
We are taxpayers who have chosen Santa Fe as our home. It was a long and arduous search but Rancho Viejo seemed to offer what we needed: a quality of life and a peaceful place to do our creative work. It seems the area is being bombarded with more development (apartment complex and a commercial employment zone) and we are most concerned.

We live just off Avenida del Sur on Cañada del Rancho and the proposed second entrance and exit (Velocity Way) to the proposed commercial employment zone would directly affect our quality of life. There is entirely enough traffic on Avenida del Sur already. I fear for the safety of the children attending the Amy Biehl Elementary School and all of us who have to use this road to exit Rancho Viejo North. This entrance needs to be moved further west to ensure the safety of this community. Please give this serious consideration for it is indeed a potentially dangerous situation which must and can be avoided. We feel that you, as our elected officials, should put safety concerns above everything else.

There definitely needs to be more thought and planning given to any developer's request in the future (i.e. safety, environmental impact, water concerns, etc.) but the above issue is our most immediate concern.

Thank you for any help you can give to this most urgent matter.

Sincerely,



Kay H. Greene

Gary R. Smith

14 Canada del Rancho

Santa Fe, NM 87508

(505)467-8749

"Helena van Heiningen" <hvanhein@yahoo.com>
To: Eileen Gorman
Letter to BCC, Santa Fe County and Developer

March 22, 2013 9:35 PM

Eileen and Tom: Please pass this on.

To the BCC, Santa Fe County and Developer:

We are RVN Village I residents and taxpayers. We live near the East entrance of Canada Del Rancho, and are very concerned about the impact on us, if the Developer's proposed 2nd entrance and exit (Velocity Way) from the commercial Employment Zone intersects directly across from the East entrance of Canada Del Rancho and a residential community.

In addition to added commercial traffic in a residential neighborhood, we also have serious concerns about future pedestrian safety not only on our sidewalks and streets but also on the nearby Rancho Viejo Community Trail that crosses Canada Del Rancho near its east entrance.

We would encourage the County and Developer to consider other intersection options from the Employment Zone onto Avenida Del Sur that are to the west of Canada Del Rancho.

We appreciate your consideration of this important matter.

Helena van Heiningen and Nord Petersen
Village I, Rancho Viejo
4 Windstone Road
Santa Fe, NM 87508

Bill Heimbach <heimbach1@hotmail.com>

March 23, 2013 8:54 AM

To: Eileen Gorman
objection to proposed road

To the Board of County Commissioners, Santa Fe County Land Use Administrator and Rancho Viejo Developer:

We are residents and homeowners in the Rancho Viejo North Village area and oppose the Rancho Viejo developers' proposed second entrance/exit from the commercial Employment Zone via Velocity Way. The proposed road would intersect across from Canada del Rancho and turn what is now a safe, quiet residential area into a busy, noisy thoroughfare that will have a significantly deleterious effect on this family-oriented neighborhood.

We urge that an alternate route be explored and believe the best option may be routing Employment Zone vehicles back out to Richards Avenue, which already handles commercial traffic in the area.

Thank you for your consideration of this matter.

William and April Heimbach
9 Arroyo Canyon Drive
Santa Fe, NM 87508

Lola Thompson
8 Firehearth Pl.
Santa Fe, NM 87508

March 23, 2013

To the BCC Santa Fe County and Developer:

I am an RVN Village 1 resident and taxpayer. I live near the East entrance of Canada Del Rancho and am very concerned about the impact on us, if the Developer proposing a 2nd entrance and exit (Velocity Way) from the commercial employment zone intersection, directly across from the east entrance of Canada Del Rancho and a residential community.

Furthermore, in addition to added commercial traffic in a residential neighborhood, I also have serious concerns about future pedestrian safety, not only on our sidewalks and streets but also on the nearby Rancho Viejo Community Trail that crosses Canada Del Rancho near its east entrance. I would encourage the County and Developer to consider other intersection options from the employment zone onto Avenida Del Sur that is to the west of Canada Del Rancho.

I appreciate your consideration of this important matter.

Lola Thompson

March 23, 2013

To the BCC, Santa Fe County and Developer:

We have been a residents and tax payers in Rancho Viejo Village I since 2004. We live near the East entrance of Canada del Rancho. As a result, we are very concerned about the impact on us if the developers proposed second entrance and exit (Velocity Way) from the commercial employment zone intersects directly across fro the East entrance of Canada.

We strongly encourage the County and Developer to consider other intersection options from the employment zone onto Avenida del Sur.

We hope and appreciate your consideration in this matter in terms of the impact on our housing.

Many thanks

**Sandy Lemon, LPGA, PGA
Director of Golf Instruction
Twin Warriors & Santa Ana Golf Clubs
Callaway Fitter of Year (2005)
PGA Sun Country Teacher of the Year (2009)
LPGA Central Section Senior Champion (2010)
505-570-0442
sandylemongp@comcast.net
www.mynewmexicogolf.com**

"Jeanne L Schulz" <chica@jeannelschulz.com>

March 23, 2013 1:41 PM

To: Eileen Gorman

Proposed Development

To: Santa FE County Commissioners

I am writing to express my opposition to Univest's proposal to create an intersection between Canada del Rancho and Velocity Way (at Avenida del Sur) in Rancho Viejo. I live on Canada del Rancho and over the years have had a number of close calls backing out of my drive way, just as an unseen car speeds around the road's curve and almost hits me. The traffic situation is bad enough as it is, imagine how much worse it will be if Canada del Rancho (a private road that we as homeowners are required to maintain and repair) is allowed to become a thoroughfare to Velocity Way, especially at the illegal speeds many practice. This is a major safety issue. I have heard that if necessary, we, the Rancho Viejo North Association members, can make Canada del Rancho a restricted access road. I am in complete agreement with this. Velocity way should intersect with a county road and not our private road.

As to Univest plans for a 450 apartment complex in College Heights, I am in complete opposition. Richards Ave already has far too much traffic to accommodate another 900 to 1800 vehicles a day (assuming 2 to 4 vehicles for each apartment); the apartments will be filled with college students getting by on the cheap by doubling or tripling up or more on occupants, and will drive down the value of the homes already in college Heights. Who are the developers trying to fool? I don't believe there is a market for luxury apartments in this area of Santa Fe County. Apartments would also attract criminal elements in all likelihood. Where is an environmental impact statement?

Jeanne Schulz
34 Canada del Rancho,
Santa Fe, NM 87508

March 22, 2013

BCC Santa Fe County & Developer
Re: Proposed Velocity Way, Rancho Viejo

As a resident of Rancho Viejo who lives very close to the east entrance of Canada del Rancho, I am very much concerned about the impact of the proposed second entrance and exit called Velocity Way. This will intersect directly across from the entrance to our residential community, it is on a narrow 2-lane road and far too close to an adjacent elementary school.

The prospect of adding commercial traffic in an exclusively residential community is a threat to pedestrian safety and way too close to a walking trail that is used frequently by residents.

I would hope that the County and Developer would consider other options from the employment zone onto Avenida del Sur that do not have such a negative impact as the proposed Velocity Way.

This road will seriously impact home values, pedestrian safety and as a resident I would urge you to **please** consider other areas for this road.

Sincerely,

A handwritten signature in black ink, appearing to read "Al Bosch". The signature is fluid and cursive, with a long horizontal stroke at the end.

Al Bosch

To the BCC, Santa Fe County and Developer:

My wife and I are Rancho Viejo Village I residents and taxpayers. We live in Cañada del Rancho near the East intersection with Av. del Sur, and are very concerned about the impact of a 2nd entrance and exit (Velocity Way) from the commercial Employment Zone, specially if it intersects directly across from the East entrance of Canada Del Rancho and a residential community.

In addition to added commercial traffic in a residential neighborhood, we also have serious concerns about future pedestrian safety not only on our sidewalks and streets but also on the nearby Rancho Viejo Community Trail that crosses Canada Del Rancho near its east entrance.

We would encourage the County and Developer to consider other intersection options from the Employment Zone onto Avenida Del Sur that are to the west of Canada Del Rancho.

We appreciate your consideration of this important matter.

Marcel Perez
2 Firehearth Place

Background on RVN “Individuals”

Thomas C. O'Brien, Ph.D

3 Firehearth Place
Santa Fe, NM 87508
505-473-3611
tcobrien@comcast.net

Thomas C. O'Brien is currently a consultant in biosciences and other high-tech areas for Fortune 100 and technology-based start-ups.

In 2004, he retired from a position as Business Program Manager in DuPont Ventures. Here, with Strategic Business Units (SBU), he led equity investments in external start-ups and the subsequent licensing-in of the start-up's technology to accelerate new business development within DuPont. Previously, he was with DuPont's New Business Development group with responsibility for leading external venture teams at business schools and internal new business growth teams in the identification and prioritization of new business opportunities for corporate sponsorship. Concurrently, he developed futures and ideation processes that were integrated into corporate new business growth and renewal processes. With New Business Development, Dr. O'Brien also provided new business leadership for DuPont's Fine and Custom Chemicals Venture, and directed the Microfabrication/ Minichemical Systems Development Program. Earlier with DuPont's Development Division, Dr. O'Brien was the Strategist with responsibilities for market and technology opportunity assessments, business development, equity options investments, and technology transfer and out-licensing.

Prior to joining DuPont in 1983, he was a senior technology analyst in the Department of Commerce and developed the strategy for NIST's participation in biotechnology. Dr. O'Brien also served as a COMSCI Fellow with the House Science, Research and Technology Subcommittee in the 96th Congress chaired by the late George Brown (D-California) with responsibilities for biotechnology, industrial innovation, and industry-university-government relations.

At the National Institutes of Health for over a decade, he held senior health science leadership positions at the National Eye Institute and National Institute for Dental Research and virology research and vaccine regulatory testing positions at the Bureau of Biologics.

Dr. O'Brien is an elected Fellow of the American Association for the Advancement of Science and an elected member of AAAS' Industrial Science and Technology Section Committee. He served on the Governor's Commission on Science and Technology for both New Jersey (1982) and Delaware (1988). He holds an AB in Biology and MS and Ph.D. degrees in Microbiology from the Catholic University of America. Dr. O'Brien is the author of over 50 publications and reports.



Eileen G. Gorman, Ph.D.
CEO
DNA Bridges, Inc.
Eileen@DNABridges.com
505 473 2703

Eileen Gorman, Ph.D., USPTO Registered Patent Agent, CEO DNA Bridges, Inc. is an expert in technology development from inception to commercialization. She has held leadership positions at the business/technical interface in research and development, and in technical marketing in the medical-products enterprise. Her experience in business planning includes clinical diagnostics, therapeutic proteins, new antibiotics, cancer diagnostics and therapeutics, plant biotechnology and technology platforms. Prior to forming DNA Bridges, Inc. Dr. Gorman spent 15 years with the Medical Products Business at E. I. DuPont De Nemours. She lead teams in commercializing 5 products during her time at DuPont Diagnostics (now Dade Behring), including 3 that included collaboration with external, academic R&D organizations. Her leadership positions included Group Leader in Research and Development, Program Manager in Technical Marketing, and Development Supervisor. In these roles, she provided day-to-day leadership and management for teams and staff, managing budgets and programs aligned with business objectives. She was a member of the Product Teams, which were responsible for tactical management of the \$400 million per year business. She was involved in leadership in implementing a new quality management systems (ISO 9001 in R&D), developed product line strategy for calibration standards, and developed strategies for removal of Freon® from key manufacturing processes to meet international regulatory standards. She also served as Patent Specialist, providing an interface between legal department, business management and scientific staff to manage Intellectual Property.

Dr. Gorman organized and chaired sessions at the American Association of Clinical Chemistry (AACC) annual meeting (2003, 2004), and BIO 2004 (Biotechnology Industry Organization annual meeting). She has been active in the Association for Women in Science, serving on the board of the Philadelphia chapter (1999-2000), the American Chemical Society, and the Delaware Science Alliance.

She also served as a business mentor at the Science Center Port, a business incubator located in Philadelphia, and was named Mentor of the Year for 2003. She is co-founder of DNA Bridges, Inc. a management-consulting firm that focuses on life science businesses.

Dr. Gorman holds a Ph.D. in chemistry with a specialization in biochemistry, and was a Staff Fellow at NIH. Dr. Gorman is a USPTO Registered Patent Agent.

DNABridges.com
info@DNABridges.com

55 New Montgomery Street
Suite 605
San Francisco CA 94105
415 362 0442 TEL
415 536 2871 FAX

5 Bisbee Court
Suite 109-225
Sante Fe NM 87508-1419
505 473 2703 TEL
505 474 9032 FAX

Jose Larranaga

From: Randy Crutcher <quantumrandy@gmail.com> on behalf of Randy Crutcher <qleapcoach@gmail.com>
Sent: Tuesday, March 26, 2013 6:28 PM
To: Vicki Lucero; Wayne Dalton; Penny Ellis-Green; Jose Larranaga
Subject: Letter from Rancho Viejo residents concerning recent plan amendment proposal

Categories: Red Category

DATE: March 26, 2013

TO: Board of County Commissioners (Liz Stephanics)

CC: Penny Ellis-Green, Land Use Administrator

Vicki Lucero, Building and Development Services Manager

Wayne Dalton, Building and Development Services Supervisor

Jose E. Larrañaga, Commercial Development Case Manager

FILE REF: BCC CASE # MIS 12-5420 College Park Master Plat Authorization

ISSUE: BCC CASE # MIS 12-5420 College Park Master Plat Authorization acts to amend the Village West Master Plan

We are Randy Crutcher and Karin Lubin writing to you as residents of College Heights at Rancho Viejo.

We very much appreciated that on February 12th the BCC granted a 2 month postponement to allow concerned Rancho Viejo homeowners time to meet with Mr. Warren Thompson, Uninvest-Santa Fe LLC. Only one meeting could be scheduled at which Mr. Thompson was willing to discuss plans for the College Park Employment Center due to his schedule.

Some of our community representatives identified as Concerned Residents for Smart Development (CRSD) held a meeting on March 11th with Mr. Thompson.

CRSD represents concerned residents of all villages within Rancho Viejo including: Village 1, Village 2, College Heights, North Association Town Homes, Windmill Ridge 1, Windmill Ridge 2, Windmill Ridge 3, Windmill Ridge 4, South Association Town Homes and La Entrada. Our representatives have also had contact with at least one representative of Amy Biehl Community School, Santo Nino Catholic School and La Pradera.

We learned that during the meeting with Mr. Thompson, held at the New Mexico Land Conservancy, there was a free exchange of ideas and alternate suggestions to the Developer's current plans, such as relocating the Employment Center closer to Route 14 to better facilitate the truck and other vehicle traffic created by an Employment Center. Mr. Thompson declined all suggested alternatives and gave no indication that any alternatives would be acceptable. His unwillingness to consider the impacts to our residential community or consider substantive changes to high impact projects at the Feb 12th's BCC meeting and other project proposal meetings we have personally attended remains undiminished.

We are concerned about an approach to planning that suggests developers can propose and gain approval for amendments to existing master plans that are at odds with the original vision for our communities thereby rendering those master plans meaningless.

We agree with and fully support the following recommendations of our community representatives and urge you to carefully consider each one.

Article V, Section 5.6.1 of the County Land Development Code concludes that a master plat authorization be: "**...in the best interest of the County and developer**".

We feel this Master Plat Authorization is **not** in the best interest of Santa Fe County:

1. The Developers College Park Master Plat Authorization request of November 20, 2012 and in BCC Staff's recommended approval of February 12, 2013, as shown in Exhibit B, serves to amend the Village West Master Plan adopted by BCC in 2006 which allows for an Employment Center of 49.65 acres. This Master Plat Authorization amends the Village West Master Plan Employment Center to a total of 76.78 or 77.4 acres, both figures used in separate BCC staff documents. *We request the BCC maintain the current Village West Master Plan allowing an Employment Center of 49.65 acres.*

2. In the College Park Master Plat Authorization as shown by Exhibit B, Lot 3A is created which is not part of the Village West Master Plan. We request this green space area remain outside of the Village West Master Plan and be maintained as a buffer between the County's largest church, Santa Maria de la Paz, and one of the County's largest Employment Centers, College Park. *We request the green space represented as Lot 3A in Exhibit B not be included in College Park Employment Center.*

3. In the College Park Master Plat Authorization as shown in Exhibit B, Lot 11 is created, where currently an "Arroyo Corridor & Open Space" is indicated in the Village West Master Plan. We request the BCC deny the Master Plat Authorization request to accept Lot 11, and instead keep it as an open space to buffer 1) Santo Nino School, 2) New Mexico Land Conservancy, 3) Amy Biehl Elementary School and 4) La Entrada with the College Park Employment Center. *We request the area represented by Lot 11 not be accepted and be maintained as an Arroyo Corridor & Open Space per the Village West Master Plan.*

4. In the College Park Master Plat Authorization as shown in Exhibit B, Lot 10 is created with no road access which was formerly an undesignated open space adjacent to Amy Biehl Community School. *We request this undesignated open space area in the Village West Master Plan be kept as open space as a buffer or for future expansion of Amy Biehl Community School.*

5. In the Village West Master Plan one of two indicated "Master Plan Park Space" has been eliminated by Bicycle Technologies International. *We request that this second "Master Plan Park Space" be re-established within the 49.65 acre Village West Master Plan Employment Center.*

In conclusion we request the BCC deny CASE # MIS 12-5420 and request the Developer resubmit a Master Plat Authorization for a maximum of 9 lots on 49.65 acres, the Employment Center acreage represented in the Village West Master Plan.

We thank you in advance for your consideration as you handle the many complexities of continued development in our county. We think that the interests of the County, our communities and developers can be accommodated when parties are willing to cooperate in good faith.

Randy Crutcher
Karin Lubin
12 A Dean's Court
Santa Fe, NM
87508

Jose Larranaga

From: Penny Ellis-Green
Sent: Wednesday, March 27, 2013 9:13 AM
To: Jose Larranaga
Subject: FW: MIS 12-5420

Categories: Red Category

Penny Ellis-Green
Growth Management Director
Santa Fe County
(505) 986 6221

-----Original Message-----

From: Eddie Hironaka [<mailto:pcmonk826@aol.com>]
Sent: Tuesday, March 26, 2013 7:06 PM
To: Penny Ellis-Green
Subject: MIS 12-5420

Santa Fe is the City Different. We residents of Rancho Viejo are proud of our distinctive residential neighborhoods and our sunrise, sunset, and mountain views. It's why we bought home here, It's why some of us paid for premium lots. In the name of "development " please do not let Univest commercialize our landscape with office parks and factories. VOTE NO,,,,case #12-5420

Thank you for your cooperation.

Jose Larranaga

From: Penny Ellis-Green
Sent: Wednesday, March 27, 2013 9:13 AM
To: Jose Larranaga
Subject: FW: BCC Case# MIS12-5420

Categories: Red Category

Penny Ellis-Green
Growth Management Director
Santa Fe County
(505) 986 6221

From: PAUL DILLON [<mailto:arttrek@prodigy.net>]
Sent: Tuesday, March 26, 2013 7:40 PM
To: Penny Ellis-Green
Cc: concernedrvhos@gmail.com
Subject: BCC Case# MIS12-5420

Penny Ellis-Green
Growth Management Administrator
SF County Land Use Administrator
P.O. Box 276
Santa Fe, NM 87504-0276

Dear Ms. Ellis-Green,

We are writing to you at this time to express our concern regarding BCC CASE # MIS 12-5420. **We request that the BCC deny this case.** As residents of La Entrada at Rancho Viejo we find the proposed changes to the Village West Master Plan to be not in the best interest of residents throughout all neighborhoods of Rancho Viejo, as well as the surrounding Santa Fe County areas.

We would like to have Employment Center land remain at the previously adopted acreage of 49.65 acres as depicted in the Village West Master Plan. The reason we want the acreage to remain unchanged is because the College Park Master Plat Authorization (BCC CASE # MIS 12-5420) would:

- **Diminish open space** (the main reason many of us purchased in Rancho Viejo).
 - Impact the wildlife in the area
 - Impact trails and trail heads
- **Bring much more traffic** to Richards Rd. and Rancho Viejo.
 - Impact the roads and infrastructure, creating more repairs
 - More light and air pollution with more businesses and vehicles
- **Create safety concerns.**
 - Location of businesses so close to schools
 - The difficulty in insuring the safety of the children attending the nearby schools

Instead of the proposed changes (College Park Master Plat Authorization - BCC CASE # MIS 12-5420), we, as homeowners, who will be here in Rancho Viejo long after the developer is gone, propose a compromise to this plan as listed below.

- First, the developer should aggressively focus on selling more homes in the existing semi built neighborhoods of La Entrada and other areas of Rancho Viejo before planning further development.
- Complete the commercial area near the RV Village market, as that is not complete.
- Consider proposed ideas from the Concerned Residents for Smart Development.
 - Utilize land near Route 14 for commercial development instead
 - Maintain open space near La Entrada – residents paid extra lot premiums for that location!

- Eliminate proposed Lots 3A, 10, and 11 to create open space and buffers between schools and commercial development.
- Eliminate any roads coming into La Entrada from the Employment Center area because of the traffic impact on the neighborhood and the elimination of the nearby trailhead.

We request the BCC deny CASE # MIS 12-5420 and return to the previous plan of 49.65 acres as stated in the Village West Master Plan.

Thank you very much for your consideration of these important concerns to all of Rancho Viejo.

Sincerely,

Paul and Sally Dillon
85 Via Orilla Dorado
Santa Fe NM 87508
ARTTREK@prodigy.net

DATE: March 26, 2013

TO: Board of County Commissioners

CC: Penny Ellis-Green, Land Use Administrator ✓
Vicki Lucero, Building and Development Services Manager
Wayne Dalton, Building and Development Services Supervisor
Jose E. Larrañaga, Commercial Development Case Manager

FILE REF: BCC CASE # MIS 12-5420 College Park Master Plat Authorization

ISSUE: BCC CASE # MIS 12-5420 College Park Master Plat Authorization in effect acts to amend without due process, the Village West Master Plan. To the best of our knowledge there has been no Master Plan, called College Park Master Plan, approved.

On February 12th the BCC granted a 2 month postponement to allow concerned Rancho Viejo homeowners time to meet with Mr. Warren Thompson, Univest-Rancho Viejo LLC. Due in part to Mr. Thompson's schedule only one meeting could be scheduled at which Mr. Thompson was willing to discuss plans for the College Park Employment Center.

Concerned Residents for Smart Development (CRSD) held a meeting on March 11th with Mr. Thompson. CRSD represents concerned residents of all villages within Rancho Viejo to include: Village 1, Village 2, College Heights, North Association Town Homes, Windmill Ridge 1, Windmill Ridge 2, Windmill Ridge 3, Windmill Ridge 4, South Association Town Homes and La Entrada. We have also had contact with at least one representative of Amy Biehl Community School, Santo Nino Catholic School and La Pradera.

During that meeting with Mr. Thompson, held at the New Mexico Land Conservancy, there was a free exchange of ideas and alternate suggestions to the Developer's current plans, such as relocating the Employment Center closer to Route 14 to better facilitate the truck and other vehicle traffic created by an Employment Center. At the conclusion of the meeting, Mr. Thompson declined all suggested alternatives and gave us no indication that any alternatives would be acceptable. The "high level of distrust", characterized by Mr. Thompson at the Feb 12th's BCC meeting, was not lessened in any way.

Article V, Section 5.6.1 of the County Land Development Code concludes that a master plat authorization be: **"....in the best interest of the County and developer"**.

We feel this Master Plat Authorization is **not** in the best interest of Santa Fe County:

1. The Developer's College Park Master Plat Authorization request of November 20, 2012 and in BCC Staff's recommended approval of February 12, 2013, as shown in the updated (January, 2013) Exhibit B, serves to amend the Village West Master Plan adopted by BCC in 2006 which allows for an Employment Center of 49.65 acres. This Master Plat Authorization in effect amends, without due process, the Village West Master Plan Employment Center to a total of 76.78 or 77.4 acres, both figures used in separate

BCC staff documents. *We request the BCC maintain only the current Village West Master Plan allowing an Employment Center of 49.65 acres.*

2. In the College Park Master Plat Authorization as shown by Exhibit B, Lot 3A is created which is not part of the Village West Master Plan. We request this green space area remain outside of the Village West Master Plan and be maintained as a buffer between the County's largest church, Santa Maria de la Paz, and one of the County's largest Employment Centers, College Park. *We request the green space represented as Lot 3A in Exhibit B not be included in College Park Employment Center.*
3. In the College Park Master Plat Authorization as shown in Exhibit B, Lot 11 is created, where currently an "Arroyo Corridor & Open Space" is indicated in the Village West Master Plan. We request the BCC deny the Master Plat Authorization request to accept Lot 11, and instead keep it as an open space to buffer 1) Santo Nino School, 2) New Mexico Land Conservancy, 3) Amy Biehl Elementary School and 4) La Entrada with the College Park Employment Center. *We request the area represented by Lot 11 not be accepted and be maintained as an Arroyo Corridor & Open Space per the Village West Master Plan.*
4. In the College Park Master Plat Authorization as shown in Exhibit B, Lot 10 is created with no road access which was formerly an undesignated open space adjacent to Amy Biehl Community School. *We request this undesignated open space area in the Village West Master Plan be kept as open space as a buffer or for future expansion of Amy Biehl Community School.*
5. In the Village West Master Plan one of two indicated "Master Plan Park Space" has been eliminated by Bicycle Technologies International. *We request that this second "Master Plan Park Space" be re-established within the 49.65 acre Village West Master Plan Employment Center.*

In conclusion we request the BCC deny CASE # MIS 12-5420 and request the Developer resubmit a Master Plat Authorization for a maximum of 9 lots on 49.65 acres, the Employment Center acreage represented in the Village West Master Plan.

Thank you for your consideration in this important matter.

Concerned Residents for Smart Development



**JAMES W. SIEBERT
AND ASSOCIATES, INC.**

**915 MERCER STREET * SANTA FE, NEW MEXICO 87505
(505) 983-5588 * FAX (505) 989-7313
jim@jwsiebert.com**

MEMORANDUM

Date: March 22, 2013

To: Vicki Lucero,
Building & Development Services Manager

From: James Siebert *jws*

Re: College Park Master Plat

Attached is an exhibit for the College Park Master Plat request that identifies the north-south roadway as a tentative alignment subject to further traffic engineering studies. Warren and Cass Thompson met with Thomas O'Brien along with Robert Griego and Erik Aune to discuss his concern about the interior road for College Park aligning with Canada de Rancho. We are in the process of finalizing the traffic study for College Park and will soon have a better understanding of the future traffic conditions associated with the development of College Park.

We will take Mr. O'Brien's concerns into consideration in the preparation of the road system for the College Park Amended Master Plan. The Master Plat authorization is a County Code regulatory requirement and since it serves as a precursor to the Master Plan it is too early in the planning process to make a decision on the road alignment without understanding how it fits into the scope of planning for the entire Park. We have informed Mr. O'Brien that a consideration of an alternative alignment for the interior road will be included in the planning for College Park.

Xc: Warren Thompson
Cass Thompson
Thomas O'Brien
Jose Larranaga
Robert Griego
Eric Aune



\\SIEBSERVER\Public\Users Shared Folders\2012\1201201312-1311201-CONCEPT-2.dwg, 3/22/2013 1:37:34 PM

SANTO N
REGIONAL
CATHOLIC

CONSERVATION EASEMENT
B 300, P 909

E 1/2, NW 1/4

W 1/2, NE 1/4

20' SEWER EASEMENT

20' SEWER EASEMENT

LOT
3.37

FUTURE ROAD
EASEMENT

LOT 11
20.031 Ac±

50' R.O.W. &
UTILITY ESMT.

TR LE-C
OPENSOURCE

100' OPEN SPACE,
DRAINAGE & FUTURE
TRAILS BY S.F. COUNTY

AMY BEIHL COMMUNITY SCHOOL

LOT 10
5.06 Ac±

LOT 9
5.40 Ac±

60' R.O.W.
UTILITY E

AVENIDA

CANADA E
RANC