

MINUTES OF THE
SANTA FE COUNTY
PLANNING COMMISSION

Santa Fe, New Mexico

November 21, 2019

I. This meeting of the Santa Fe County Planning Commission called to order by Chair Charlie Gonzales on the above-cited date at approximately 4:00 p.m. at the Santa Fe County Administration Complex Conference Room, 100 Catron Street, Santa Fe, New Mexico.

II. & III. Roll call preceded the Pledge of Allegiance and indicated the presence of a quorum as follows:

Members Present:

Charlie Gonzales, Chair
Frank Katz, Vice Chair
J. J. Gonzales
Leroy Lopez
Fred Raznick
Steve Shepherd

Member(s) Excused:

Susan Martin

Staff Present:

Vicki Lucero, Building & Services Manager
Paul Kavanaugh, Building & Services Supervisor
Nathan Manzanares, Development Review Specialist
Rick Word, Assistant County Attorney
Jaome Blay, Fire Marshal

IV. Approval of Agenda

Building & Services Manager Vicki Lucero noted that there were no changes to the agenda. Member Katz moved approval and Member Raznick seconded. The motion carried by unanimous [6-0] voice vote.

SFC CLERK RECORDED 12/20/2019

V. Approval of Minutes: October 17, 2019

Member Raznick recommended a correction to page 19, which should read, “You made a comment about X number...” With that change he moved approval. Member Katz seconded and the motion carried without opposition with Member Shepherd abstaining.

VI. NEW BUSINESS

- A. **CASE # 19-5240 Dollar General Store Appeal.** Edgar Catanach, Appellant, request an appeal of the Santa Fe County Land Use Administrator’s decision to approve Development Permit 19-541(Dollar General Store in Eldorado NM). The site is within the U.S. 285 South Highway Corridor District Overlay located at 5 Camino Valle within Section 9, Township 16 North, Range 9 East, SDA-2 (Commission District 5) [*Exhibit 1: Petitions in Opposition; Exhibit 2: Teresa Seamster Comments; Exhibit 3: Opposition Packet; Exhibit 4: Thomas Seamster Comments; Exhibit 5: Malcolm and Megan McFarlane Comments; Exhibit 6: Wiseman Traffic Accident Photo; Exhibit 7: Newspaper Article Reprint*]

CHAIR GONZALES: I just want to set some rules here first of all. I’m going to go for three minutes to speak, and there’s no giving your time to somebody else; it’s each individual for their own time. With that said, Mr. Manzanares, please present your case.

NATHAN MANZANARES (Case Manager): Thank you, Mr. Chair. On July 29, 2019 Pedigo Construction LLC, Applicant, Joseph Karnes, Agent, submitted a proposed Site Development Plan/Development Permit application, Permit #19-541, requesting to construct a 9,100 square foot retail store, Dollar General Store, on a 2.53-acre site. The site is within the Cimarron Village Planned Development District. The amended Cimarron Village Master Plan designated this lot as part of Phase 1, and classified the lot as a commercial lot, listing retail sales and services up to 50,000 square feet as a Permitted Use. Therefore, this application was reviewed administratively and did not require a public hearing for approval.

On October 18, 2019, the Land Use Administrator approved Development Permit application 19-541 with conditions, based on the application meeting all applicable standards of the Sustainable Land Development Code and being in compliance with the applicable state, fire, utility and transportation regulations as per approved Development Order dated October 18, 2019, Exhibit 4 in your packet.

On October 25, 2019, Mr. Edgar Catanach submitted an appeal requesting that the Land Use Administrator’s decision to approve Development Permit 19-541 be reversed.

Chapter 4.5.2, states, “An aggravated person with standing may appeal the decision of the Land Use Administrator to approve, deny or approve with conditions an application to the Planning Commission within five days of a decision being made.”

MEMBER RAZNICK: I think you said aggravated and the word is aggrieved.

SFC CLERK RECORDED 12/20/2019

MR. MANZANARES: Aggrieved. Apologize. The Application being appealed was reviewed for compliance with the applicable standards as set forth in the SLDC as follows: Chapter 4.5.2, Appeals of an Administrative Decision of the Administrator; Chapter 7, Sustainable Design Standards, standards which included access, fire protection, landscape and buffering, setbacks, lighting, parking, utilities, terrain management, and traffic impact analysis; Chapter 8, Planned Development Zoning Districts; and Chapter 9.10, which regulates the US 285 South Highway Corridor design standards.

Staff has determined that Development Permit 19-541 meets all applicable requirements and design standards set forth in the SLDC and complies with the previously approved Master Plan. The area has the right to be developed in accordance with the previously approvals granted by the BCC per Chapter 8.10.10.2. of the SLDC. State and other County review agencies have reviewed the project in detail for compliance of applicable State, Fire, Utility and Transportation regulations and support the approval of the application. The Appellant has not provided any information that states that the application does not comply with the SLDC, therefore, there is no grounds to justify a reversal of the Land Use Administrator's decision to approve Development Permit 19-541.

In conclusion, Staff recommends that the Planning Commission uphold the Santa Fe County Land Use Administrator's decision to approve Development Permit 19-541 subject to the approval conditions referenced in Development Order received for Development Permit 19-541, Exhibit 4. Mr. Chair, I now stand for any questions.

CHAIR GONZALES: Thank you, Nathan. Does the Commission have any questions of Nathan or staff?

MEMBER RAZNICK: Yes, I do.

CHAIR GONZALES: Mr. Raznick.

MEMBER RAZNICK: Discussion about having any sort of an informational hearing or presentation to the 285 community. I ask that because I've become aware that there is a petition that has been presented to the County and I don't know if the newest numbers have been presented but supposedly some 600-800 people have signed a petition and I'm wondering why there was no attempt to communicate with the Corridor concerning this application, versus having this all happening tonight based on notices on the highway.

MR. MANZANARES: Mr. Chair, Member Raznick, the applicant did do a pre-application meeting with staff and also a Technical Advisory Committee meeting with staff prior to submittal. At the Technical Advisory Committee meeting it was determined that the project was below the threshold that required having a community meeting. And through previous approvals of the master plan, the use was a permitted use and could be done administratively.

CHAIR GONZALES: Anything else?

MEMBER J.J. GONZALES: I had a question.

CHAIR GONZALES: J.J.

MEMBER J.J. GONZALES: I read that this commercial lot was approved in like 2007 or 2008. And it mentioned that people at the time could have had comments on that approval of that commercial lot, but I think many of these people were not aware of what was going on in 2008 or 2009. And all of a sudden in 2019 this kind of appears.

And I wonder, how could this lie dormant for ten years and then all of a sudden come back to life. I thought maybe these approvals would be granted like five years, a master plan approval granted five years and then they had to periodically be applied to keep their approvals in place. I had that question. I wonder if these people were aware, any of these people were aware of things like that. It seems that it caught them by surprise.

MR. MANZANARES: Mr. Chair, Member Gonzales, development did take place within the Cimarron Village within the five-year time period so the master plan was still valid. As far as it not being developed for a number of times, it could have been a number of factors, economic factors, things like that. But it was done through a master plan process and therefore was turned into a PD when the SLDC was adopted in 2016, saving those master plan approvals and thus making it a permitted use and an administrative application in 2019.

MEMBER J.J. GONZALES: And then this area, the Cimarron Village, is there only one commercial lot that we talk about today? Is that the only commercial lot or are there other commercial lots along the highway?

MR. MANZANARES: Mr. Chair, Member Gonzales, if you look at Exhibit 3, that is the approved master plan for the Cimarron Village, there is other mixed-use phases and commercial lots designated in this area. Phase 1 is going to be the first commercial lot which the Dollar General is going on. There's also commercial development proposed on Phase 2, Phase 3, Phase 4, and potentially Phase 6.

MEMBER J.J. GONZALES: Oh, I see. That's all I have. Thank you.

CHAIR GONZALES: Frank.

MEMBER KATZ: Yes, so this, what we're looking at, it's what is the master plan. Is that correct?

MR. MANZANARES: Mr. Chair, Member Katz, we're looking at the approved amended master plan for Cimarron Village that is now used to regulate the PD known as Cimarron Village PD. If you look to the right-hand corner it has the use list for each area and each phase. Retail sales and services up to 50,000 square feet is highlighted and so is Phase 1, which is highlighted. These uses are permitted within that development.

MEMBER KATZ: Right. What has been built in this development?

VICKI LUCERO: Mr. Chair, Member Katz, the three lots adjacent to this commercial lot, those are resident lots and I believe that there are at least one or two residences out there now. There is also a gas station and convenience store that's on this, within this master planned area.

MEMBER KATZ: That has been built.

MS. LUCERO: That's been built. It's been in existence for several years.

MEMBER KATZ: Can you run us through – if nothing had been done when would the master plan have expired?

MS. LUCERO: So they came I for the amended master plan –

MEMBER KATZ: It's just a matter of code I think and I don't know what the code says. You get it a master plan – it does expire at some point, doesn't it?

MS. LUCERO: It expires after five years but every time – this is under the old code.

MEMBER KATZ: Yes.

MS. LUCERO: Every time you would come in for a phase of the development, a development plan, then it would automatically extend the master plan for an additional two-year period. And so in addition to the gas station and convenience store that's there, there's also storage units that have been built within that development as well.

MEMBER KATZ: So those have all extended the master plan.

MS. LUCERO: Yes.

MEMBER KATZ: Thank you. That's very helpful. I appreciate that.

Thank you.

CHAIR GONZALES: I have a question too. Is staff aware of any other projects that are in the same situation, throughout the county? Is there a few of them in the same situation?

MS. LUCERO: Mr. Chair, do you mean that are designated planned development districts at this point?

CHAIR GONZALES: Yes.

MS. LUCERO: That haven't been developed? Let me go back and look.

CHAIR GONZALES: Just more or less. Just curious.

MR. MANZANARES: Mr. Chair, I think there's approximately 16 to 17 planned development districts within the county. Each goes off of their approved master plan and approved use list. Some are within community districts but they are still regulated by their previous approvals through their master plan.

CHAIR GONZALES: Okay. Thank you.

MEMBER RAZNICK: Mr. Chair.

CHAIR GONZALES: Yes.

MEMBER RAZNICK: Just a point of clarification. This master plan that borders 285 on the east side of the road, stretches for approximately one mile. The gas station was put in over a decade ago and the storage units were previously a hardware store before that. A pizza shop was put in maybe five years ago. So this covers quite a bit of an area. If you go better known on the west side of 285, Avenida Amistad, which is the first traffic signal, all the way to Avenida Eldorado, which is the second traffic signal.

CHAIR GONZALES: Thank you.

MEMBER KATZ: One other question. When did staff become aware that there was considerable concern in the community? We've seen the number of petitions signed, etc. When did staff become aware that there was this community concern?

MR. MANZANARES: Mr. Chair, Member Katz, there were two postings that were done for this project. It's a requirement of the SLDC for non-residential development. Upon the first posting, that was done on September 6, 2019. There were some concerns from the public that the posting was not sufficient. Therefore the applicant did a second posting on September 24, 2019 which totaled 33 days of public notice for the development. At that point staff was contacted and members of the public came in to request to view the file.

MEMBER KATZ: Thank you.

CHAIR GONZALES: Thank you, Frank. Any other questions?

MEMBER RAZNICK: Just a point, Mr. Chair, just a point of clarification. The posting was on Highway 285 where the traffic limit is about 55 miles an hour, 50 miles an hour. It was attached to one of the highway signs. It was up, then it was down,

and then reposted. So it took quite a bit of time, I think, for the public to understand that something was going on. It was typical on a slow-driving road. In fact there have been several accidents on Highway 285, fatal accidents and so, yes, the posting was there, I saw it, it was down, it was reposted. But I guess, under the County regs, it met the requirements.

MR. MANZANARES: Mr. Chair, Member Raznick, if you go to Exhibit 8, there was also a public notice that was done on the front of the property off of Camino Valle that was done during the initial and second posting. So there was a total of two boards, not just the one. There was one off of 285 and one off of Camino Valle as well.

MEMBER RAZNICK: Was the posting facing 285 or was that posting facing the homes that are on Camino Valle?

MR. MANZANARES: It was facing Camino Valle.

MEMBER RAZNICK: Camino Valle is opposite Avenida Amistad.

CHAIR GONZALES: Okay. Are there any other questions? Okay, is the appellant present?

EDGAR CATANACH: Yes.

CHAIR GONZALES: Are you going to make us a presentation? Please come forward.

[Duly sworn, Edgar Catanach testified as follows:]

MR. CATANACH: Edgar Catanach. Well, first I want to thank you guys for the work you guys do for the County. Yes, my wife and I are the ones who filed the appeal in regards to the Dollar General for a lot of reasons. We submitted a letter with our appeal. Hopefully some of you guys got a chance to review it. We also submitted 450 signatures on a petition and I brought in 800 today, right now as well to submit to the County, to you guys for the file for the record. One for Nathan. I've got the original ones right here and you can pass them out as well.

Now, we filed our appeal for a lot of reasons and a few of them we didn't put into our letter but one was appraisal values we're concerned with in our general area going down further. We live next to Joe Miller. I've known him for 30 years. We've been living on Camino Valle for 30 years, and he put two double-wides next to our property and we have a couple of custom adobe homes there and we didn't say anything or do anything about it but once this was proposed we were very concerned because we know the kind of traffic that it's going to bring in and we know the type of store that this is.

And if it would have been an organic market place I wouldn't be here, but it's a type of store that we see as somewhat predatorial for communities and if any of you have done any research on the sheer number of them, not only in the state but across the country you kind of have an idea. Now, so there's 1,200 signatures that we submitted and there's a lot more still coming in. I didn't get to go pick up the remainder, but a lot of people seem very surprised and not informed about this and that was a big concern of ours. So we felt that a better way to get the word out would have been more appropriate.

So anyhow, I wanted to just go over the first part because there's a lot of people that will address more about it but one aspect that I'm going to just kind of read it a little bit in regards. "The Dollar General's application addresses individual requirements of the Sustainable Land Development Code, such as traffic, environment, water, etc. but we are concerned that they have been prepared and evaluated with minimal consideration of

how all of these individual elements combined will impact the Cimarron Village master plan and those who live along this corridor.”

The Dollar General is in Phase 1 of the Cimarron Village master plan and this is a very different business from any which were discussed in prior public meeting with Joe and his group. And his plan for Cimarron Village to our community has painted a very different picture of what the development would be. He spoke of organic food markets, memory care, and assisted living facilities and affordable housing and in a newspaper article from this time frame he stated that they did not want a dollar store. I have a piece from that that I can submit to the record with that article from the *New Mexican* in 2016.

Now, this is a significant change from the residents’ prior expectations which may impact the type of businesses in the future phases of Joe Miller’s and also change the whole intent of the current master plan. We respectfully request that the County require an analysis of the impact of the Dollar General in the context not only to the current Cimarron Village master plan but also the existing businesses and the surrounding community. This is going to affect the 8,000 to 10,000 people in our area and it was interesting that the mail-out that we were required to mail was of a dozen people to inform them of this and so we just feel that better informed and a greater hearing would have been more appropriate, plus an environmental impact should have been required. Instead, it feel under the 10,000 threshold of the square footage, so they weren’t required.

In our area, in our 30 years, we’ve seen a lot of wildlife come through there. Just recently we’ve seen bobcats in our area. I’ve never seen one in 30 years out there. We’ve seen some of the wild pigs recently as well this year. There’s roadrunners, there’s deer that come off the mountain, there’s a lot of wildlife that come down into that area and this business proposal site is right on a steep slope and we’ve seen some severe torrential rains. In the last five years they were saying, uh-oh. The hundred-year flood. We’ve seen two of them in the last ten years that made our whole road awash all the way to 285 with the waters coming across the freeway and it just wipes out the whole road and washes our whole lower part of our property. We just feel that there should have been better studies for the whole layout. It just doesn’t seem sufficient.

And so that’s the general purpose why my wife and I are here and we thank you for your consideration.

CHAIR GONZALES: Thank you very much.

MR. CATANACH: You bet. We know that there are a few others that we requested to speak with us on that 285 all group. And I think that they were going to –

CHAIR GONZALES: Okay, does the Commission have any questions?

MEMBER SHEPHERD: Mr. Chair, you submitted for the record a copy of an article.

MR. CATANACH: Yes. This article was in the – the date is March 19, 2016.

MEMBER RAZNICK: Mr. Chair, are you referring to the meeting that was held, that was commonly known as the Country Store?

MR. CATANACH: Well, we had one last year in July and my wife and I were out of town, up in Montana for that meeting so we did not attend, but we are in communications with our friends and neighbors who informed us and nothing was mentioned of a Dollar General store then or this type of business. And if it would have

been brought up then I'm sure he would have had concerns from citizens at that point but apparently he was holding off, wisely, I'm sure.

MEMBER SHEPHERD: Mr. Chair.

CHAIR GONZALES: Steve, go ahead.

MEMBER SHEPHERD: With respect to this submission, you picked out a couple of paragraphs within the larger article, right?

MR. CATANACH: You know, I think it was a larger article but that was right off of the top in the first couple of paragraphs.

MEMBER SHEPHERD: Because I'm not clear what the context is without seeing the whole article.

MR. CATANACH: Yes, it will be brought in here with some more information?

MEMBER SHEPHERD: Somebody else has it?

MR. CATANACH: Yes.

MEMBER J.J. GONZALES: Mr. Chair, I had a question for Mr. Catanach. You mentioned that you live on Camino Valle?

MR. CATANACH: Correct.

MEMBER J.J. GONZALES: Now, that's right at the intersection.

MR. CATANACH: Yes.

MEMBER J.J. GONZALES: And this commercial lot is right at the first lot?

MR. CATANACH: Yes. It's four lots from where we live.

MEMBER J.J. GONZALES: Okay. And you live towards the back. Is that it?

MR. CATANACH: Yes.

MEMBER J.J. GONZALES: So there's – how many – and you've lived there for 30 years?

MR. CATANACH: Yes.

MEMBER J.J. GONZALES: And who did you buy your lots from?

MR. CATANACH: Well, my aunt Minna had got it originally in the early 70s and we bought it from my Aunt Minna, and she bought it from when it was first split up from the Alva Simpson group when they were doing that whole reorganizing of that corridor. So it's pretty much been in the family since it was created as a lot.

MEMBER J.J. GONZALES: That was back in the seventies, before they had the general County plan.

MR. CATANACH: Yes.

MEMBER J.J. GONZALES: It was unregulated development in those days. You just could buy a lot from somebody, and you've lived there, it's been in your family for over 30 or 40 years.

MR. CATANACH: Over 40. Yes.

MEMBER J.J. GONZALES: Prior to 1980.

MR. CATANACH: Oh, yes. Correct.

MEMBER J.J. GONZALES: And you've lived there for 30 years.

MR. CATANACH: Yes.

MEMBER J.J. GONZALES: And you built your own houses in that area?

MR. CATANACH: Me and my brother, we started when we were young. We have a place in town but it's a townhouse off Airport Road, or across from the rodeo grounds. But it's been expanding and it was tight living. In the county it was more fitting for us.

MEMBER J.J. GONZALES: So are you on the eastern boundary of Cimarron Village? Towards the east?

MR. CATANACH: Yes.

MEMBER J.J. GONZALES: You go through Cimarron Village, Valle Road, to get to your place.

MR. CATANACH: Well, when you get off 285, the corridor there, we're at that first entrance, the stoplight where it splits off to Avenida Amistad and Camino Valle. But we drive that corridor all the time to go to the Agora supermarket and to the gas station and to the different businesses out there. And our concern is with the master plan that Joe has put in, he has a lot of commercial lots available and we know that he bought the one right across the street from his proposed Dollar General and he's been given permission for up to 12, 14 different business types, including a fast food restaurant.

And we're scratching our head, but we're going, okay, well, we don't want to say, there goes the neighborhood but if we do not at least attempt to say, hey, look. Responsible development, we're good with that. We accept that. But when you start allowing corporate to take over, then you're not going to have a chance to stop them in the future. Nothing against the over exploitation of the country, but we drive up and down the country and go up to Montana where my wife's family has a homestead, through the Rocky Mountains and we are seeing the drastic change to communities, to beautiful rural settings that are just dotted with stores, Dollar Generals, Dollar Tree, Family Tree – they're just really, really out of control and there just needs to be a little bit of concern.

There was an article as well that came out just this last Sunday in the *New York Times*. I'm sure it's going to be presented to you, but I have the copy here. It's from November 17th this Sunday, and how Tulsa fought capitalism. And it goes on to talk about the quality of the food that they're putting in, the lack of and how it's squeezing out local business and how certain communities, like Adela's in Pecos, they can't compete with a market where you are bringing in low grade quality food. It's not what we want our kids to have.

We plan on passing our place down to our kids and our grandkids and we don't want to say, there goes the neighborhood. So there's a lot of concerns. You can have that for the public record but I'm sure someone will be talking about some of the other aspects of what this is going to bring to community.

MEMBER J.J. GONZALES: One other question, just so I can understand your position.

MR. CATANACH: Sure.

MEMBER J.J. GONZALES: You're not opposed to all commercial developments in that area.

MR. CATANACH: Correct.

MEMBER J.J. GONZALES: If there was something that was more –

MR. CATANACH: Oh, yes. Yes. Something more of the community.

MEMBER J.J. GONZALES: You would be for it.

MR. CATANACH: Yes. In my letter I stated this is going to serve more of the folks traveling through the area, coming from Clines Corners and getting off 285 who happen to see this there. It's going to serve those folks more than the people in our general area of Eldorado and the greater community. Some folks in the news, I heard them commenting that, Oh, it's those elitist people in Eldorado. We're not elitist. We are hard-working folks and we budget ourselves and we'll use coupons. But we just don't support companies that come in that are just going because they have the big dollars and they're going to be placed everywhere, without the people's input. Or even having any say in it.

And so when it was administratively approved we were scratching our heads and going, wow, this is going to impact our community for the next 100 years. And if we wanted to live on the low end of – south end of Cerrillos Road we would be living on that area where it's high traffic and all about that and this is the last pristine corridor coming into the Santa Fe area. When we moved out there, driving as a kid to Pecos, in that area, we were charmed by the beauty of the mountains and the pinon trees and how vast you can see it all, and it feeds right into our area right there. When it gets changed it's going to be a sad day.

CHAIR GONZALES: The property that you live on, is that the property that used to have the exposed adobe wall around it?

MR. CATANACH: Correct. Me and my brother built that when I was 19 18.

CHAIR GONZALES: Another question. Are you okay – I guess you're familiar with the use list.

MR. CATANACH: Correct.

CHAIR GONZALES: So are there uses there that you do like?

MR. CATANACH: Well, you know, in my letter that I submitted with my appeal, we did talk about – what our neighbors and the community have talked about is trying to get that property into either a community park or a preserve or a trailhead. It feeds right up to the mountain behind there to the Eldorado Community conserve.

MEMBER RAZNICK: Conservation area.

MR. CATANACH: Yes. Beautiful area. It would be a great trailhead to get right up there and we know that Joe is required to put into his development some kind of park and stuff like that and we think that would be better serving for it instead of getting off the freeway and going, whoa. A big box store right in this pristine, beautiful little meadow area. It just seems out of place right there. If it was his greater plan up there it seems like it would be at least more hidden and off the road and blending in with a little mini-strip mall or whatever type you had, but in that spot right there it just seems like it's going to be incredibly an eyesore and just something that will change the dynamics of it, loses the charm. And what I love about Santa Fe and Santa Fe County is that we are the City Different for a reason, is that we have that charm and we've been able to at least a little bit fend off some of this over-influence of some of these big corporations that think that they're going to put them everywhere.

Just in the Albuquerque area with the Dollar General, there are 16 of them in the greater area if you consider Rio Rancho and Bernalillo, down to Los Lunas and Bernalillo. But if you include the Dollar Tree and the Family Dollar, there are over 70 in

that same area of these stores. And it's one of those, when's enough is enough. We live close enough – we're ten minutes from town. We can get to any of these stores in town in ten minutes. I don't need the convenience that badly. Most of the folks, they come to work anyway in Santa Fe, so it's not like it's going to really serve our community.

CHAIR GONZALES: Okay.

MEMBER RAZNICK: Mr. Chair, just a point of clarification.

CHAIR GONZALES: Sure.

MEMBER RAZNICK: You referenced the Eldorado Conservation Area.

MR. CATANACH: Yes.

MEMBER RAZNICK: Just for what it's worth, that is restricted for the exclusive use of Eldorado lot owners and their guests.

MR. CATANACH: So what I understand, is talking with the County, because we were looking at even a group of people out there willing to buy that property from Joe and keep it as part of the preserve. But neighboring folks who border up against it, Los Vaqueros and all of these different groups, that they are bordering it, they have use of that, is what I understand. But it's not for the public in general.

MEMBER RAZNICK: I hike it. I have occasionally come across people that are not Eldorado residents but under the covenants, that land is deeded to the Eldorado Community Improvement Association. I just don't want people to think that if that were to become a community park that anybody can use it without the consent. It's supposed to be for lot owners and their guests. Just for clarification.

CHAIR GONZALES: Okay. Anything else?

MR. CATANACH: I think I covered everything I needed.

CHAIR GONZALES: Okay. Thank you.

MR. CATANACH: I appreciate your time. Thank you.

CHAIR GONZALES: Mr. Karnes.

JOSEPH KARNES: Thank you, Chair Gonzales, members of the Planning Commission. I'm Joseph Karnes with Sommer, Karnes and Associates. I represent the applicant, Pedigo Construction, LLC. Representatives of the applicant are here tonight. Gerald Pedigo is here. He's going to say a few words after I get done. Drew Crosby is here. I'm also here with Morey Walker, the project engineer. He'll be available to answer any questions you might have, and Danny Martinez, representative of the property owner is here. My client, Pedigo Construction, LLC, is under contract to purchase the property from Mr. Miller's entity.

As staff just advised you a few minutes ago, this appeal challenging the use of the property for retail commercial purposes is without merit. We ask that you follow staff's recommendation and uphold the Land Use Administrator's decision to approve this application, which the Administrator approved pursuant to a ministerial standard. The standard set up in the code is ministerial. It does not allow for exercise of judgment as to the use or the nature of the development. That is a different type of process that already took place in the planning process.

To torture an old saying, this appeal is a decade late and a Dollar General short. Let me explain why. The appeal is based on a fundamental misunderstanding of the County's planning and development process. Policy decisions, like what uses should go where, are made during the planning process. I know you know this. In this case, the planning process was completed in 1993 and updated in 2009. Once the plan is in place,

development applications such as the one before you, come forward – and this is the key part – are evaluated based on the adopted plan. This is the intended follow-through on the planning process, not a re-opening of that planning process, which took place in this case over a period of two decades, most recently ending in 2009 with adoption of the updated or amended master plan that Mr. Manzanares described to you.

This appeal is analogous to the presidential election which takes place the first Tuesday in November. That's when everybody votes. When the new president is sworn in two months later in January, that's not time to have another vote. The swearing in is follow-through. That's what we're talking about is follow-through on a long process.

This administrative application for a building and use that are consistent with the already approved plan, again, are follow-through on that plan. In this case the plan, which the BCC approved, allows for retail commercial development as of right, and there's no basis for revisiting the BCC's legislative decisions first made 27 years ago in 1993, when the BCC approved the Cimarron Village Master Plan in the first instance. That plan provided for mixed uses on the east side of Highway 25 including retail commercial. In reality, these folks challenging the retail use aren't a decade late, they're 27 years late.

Eleven years later, in 2004, the BCC legislatively adopted the Highway 285 South Highway Corridor Plan and District Overlay, in 2004. That plan expanded on the already approved master plan and again allowed retail use on the east side of Highway 285. I'm going to real to you a little bit. There was talk about public participation in these planning processes. In 2004, Resolution 2004-73 described the process of the Highway 285 South Highway Corridor Plan, it said, Whereas, over the course of three years, the planning committee at that time held regular, publicly noticed meetings regarding the US 285 South Highway Corridor Plan including public, community-wide meetings on August 14th and September 30th of 2002; and Whereas the Planning Commission revised the US 285 South Highway Corridor Plan to incorporate public comments and concerns. That's the purpose of the planning process – to decide what we're going to do with a large area, get the community involved, and adopt a plan. That was what was done in 2004.

Subsequently, the property owner, Mr. Miller, applied for an amendment to the Cimarron Village Master Plan to bring the original master plan approved in 1993 into compliance with the Corridor Plan and the District Overlay. The BCC approved that amended master plan in 2009 as Mr. Manzanares explained, specifically allowing retail use of this property as a permitted use, a use of right. And you've looked at that plan earlier in this hearing.

As your staff pointed out to you the time for debate about whether to allow retail commercial use on this property is long past. The application to construct the dollar store is the tail on the dog. It is follow-through that the County's SLDC defines as a ministerial action, one that involves non-discretionary application of the standards of the SLDC to an application, not a reconsideration of the already approved use.

The Land Use Administrator and her staff did their job in this case by ensuring that the proposed construction meets the applicable SLDC requirements. There was talk about what was submitted as part of the application by the appellant here. Morey Walker prepared the engineering studies and the traffic impact analysis for this project. I don't know if they were reviewed but they were done and submitted to staff in order to demonstrate based on evidence of the record, compliance of this project with the applicable standards in the County code.

The only question before this Commission is the same as the one that the Administrator already answered in the affirmative and is really not challenged in this appeal. This application meets all applicable code requirements and under the SLDC must therefore be approved. This is a ministerial decision that the Land Use Administrator made and it's a ministerial decision that is before you today.

Now you're going to hear from lots of people testifying about how they don't want this particular retail commercial use to happen. Please keep in mind that the County has allowed the use of this property for retail commercial since 1993 and in my experience, and you can talk to your County counsel about this, it's not the County's business to determine what particular retail use goes forward on a particular piece of property. The list that's attached to the master plan that you've been looking at identified retail use as the allowed use as of right.

Your job today is not to second guess the BCC's legislative decisions of the past three decades to allow for retail use as of right on this property. As staff recommends, we ask that you uphold the Land Use Administrator's decision to approve the application and that you deny this appeal. And Chair Gonzales, I'd like to reserve just a couple of minutes at the end. I know we're going to have a lot of speakers tonight. So I want to make sure that these points – this is critical that you keep in mind that this is a ministerial decision that you're reviewing today. It's not a case where everything gets reopened to decide what should be done with this property. The plan is in place. We are following the plan. So if I could have just a minute at the end of the hearing I would appreciate that. I'll stand for any questions and I'll hand it over to Mr. Pedigo.

CHAIR GONZALES: Frank, did you have something you want to say?

MEMBER KATZ: I just had a question, or a couple. You cited that in 2004 there were the whereases you read from something where there were a bunch of meetings. Do you have any idea how many people attended those meetings? If you could help us on that.

MR. KARNES: Chair Gonzales, Member Katz, that was two years before my time in Santa Fe. I arrived in 2006, so I don't know how many people were involved in those meetings. I don't know if there's anybody here who was, but it was a planning process conducted pursuant to the standards set forth in the County code and as I read, there were multiple meetings that folks could attend.

MEMBER KATZ: Okay. The other question I have for you is do you have any sense of why there is such hostility to the Dollar General stores?

MR. KARNES: I would be speculating. Mr. Pedigo is in the business of constructing Dollar General stores. He might be able to address that but I would be speculating to guess at people's motivations.

MEMBER KATZ: Thank you.

MR. KARNES: But I would point out, when somebody moves to a particular area it's incumbent upon them to do due diligence in not only seeing what's there but what has been approved. I bought my house – I live in Eldorado. I back onto Rancho Viejo. Before I bought my property I looked at the Rancho Viejo plans. There's a master plan for Rancho Viejo. It planned development pretty close to my property and I took that in mind and I bought my house in recognition, having done that due diligence, and I think it's important to keep in mind that these plans have been public since 1993. This planning process has been undertaken, has been a public process and resulted in the

decision in the wisdom of the BCC to adopt a plan that allows for this type of use as of right in this area.

MEMBER RAZNICK: Mr. Chair. What was the purpose then of the communities meetings that occurred about a year ago at the County Store where Mr. Miller and his associates presented what their thoughts were as for the development of this corridor?

MR. KARNES: Chair Gonzales, Member Raznick, I represent Pedigo Construction, LLC. I do not represent Mr. Miller so was not involved. Perhaps Mr. Martinez can address that but I'm not in a position to speculate as to what those meetings were all about. I do point out that there was an approved master plan and that master plan remains in effect today, obviously.

CHAIR GONZALES: Right. Any other questions? J.J.

MEMBER J.J. GONZALES: I have a question. I kind of take issue with your statement that you approve this or nothing. I haven't heard anybody say that Mr. Miller is not entitled to develop that land commercially, but you tell us here that you approve this application, you have to approve it. The thing is we haven't denied anything yet and I think Mr. Miller has lots of options. But you tell us you're set on this one development. That's my only concern.

CHAIR GONZALES: Is that a statement or a question?

MEMBER J.J. GONZALES: That was a statement plus a question, because we haven't denied anything, and he tells us we have to approve this.

MR. KARNES: And just to clarify, Chair Gonzales, Member Gonzales, I fully recognize the standard here is a ministerial standard. There's no discretion that the Land Use Administrator could bring to this. That's as defined in the SLDC. If this development, if the building meets the standards of the County code it must be approved. That's what ministerial means, versus a quasi-judicial decision that involves discretion. So that's my position from reading the County code. Again, you can talk to your counsel if you like.

MEMBER J.J. GONZALES: Thank you.

MR. KARNES: Thank you.

CHAIR GONZALES: Any other questions?

MEMBER SHEPHERD: Mr. Chair, I have a question for staff. I'm looking at the usage matrix for 285 SHCD, how does the Dollar General store fit in? What category does it fit into in the usage matrix?

MR. MANZANARES: Mr. Chair, Commissioner Shepherd, it doesn't, because it's governed through the master plan because it's a PD. All PDs go through their master plan use list. It's within the 285 Corridor, but does not have to abide by the use matrix within the 285 corridor.

MEMBER SHEPHERD: Thank you.

CHAIR GONZALES: Any questions of staff or Mr. Karnes? Okay

MR. KARNES: So Mr. Pedigo will speak for a few minutes and then we'll be available to answer any questions you might have.

[Duly sworn, Gerald Pedigo testified as follows:]

GERALD PEDIGO: Gerald Pedigo. Mr. Chair, Commissioners, I appreciate the opportunity to speak to you. I am Gerald Pedigo of Pedigo Construction. We are developers. We build different types of projects from retail to government type

properties that we lease for the Department of Revenue, Department of Safety, and other things such as that. Any time we go and look for a piece of property we go into an area and try to look for properties that are already properly zoned. We hope in that regard it won't be invasive to any of the community because it's already been determined that that's a use that's permissible.

Rarely do we ask for rezoning for that purpose. Such is the case here. We came to town and met with a realtor, Tai Bixby and he is the one that initially put the contract together for us on this piece of property as part of that process.

We also have selected people from this area, an architect and an engineer that reside and work here locally. Morey Walker does those services for us on the civil side and Eric Enfield is doing those services for architectural purposes. So we don't try to bring in people – we have tried to bring people in from Santa Fe. We've tried to work with everyone here.

As to Dollar General, they are a large corporation. We don't own Dollar General or any part of it; we are developers. We build buildings and then lease it to them. That's our purpose is to build this building and lease it to Dollar General. They may own some properties but by and large they rent almost every property that they occupy. I will tell you this. They are a large corporation. They began with very small roots, with one small general merchandise store. That's their beginning. They grew. They ended up developing a store as still it does today, sells general merchandise. A small amount of grocery goods, clothing, household goods, some auto goods – just a small combination of everything. You probably have been in a Dollar General store so you know the type of products they sell.

I would say that they are not a dollar store. Their products are priced all over. They have dollar in their name. I guess that stems from the very beginning when they first started in a small town in Kentucky. But at any rate, they have a wide range of goods and they are basically a retail, general merchandise type store. I guess they're successful not because of necessarily what they do but because customers frequent their store. They are very good at identifying areas that there are citizens of that area that want that store there. I would say that every retail store out there is not dependent on what they do necessarily. They're dependent on customers.

And so if customers are not frequenting these stores they're not going to be successful. So I find that the reason for their success is because of us – me, you, all of us, that purchase products there. They are a successful store and they do do that.

The only thing else I can tell you is that we want to be a citizen to this community. We will be generating as you well know gross receipts tax, property taxes and we'll be hiring employees from this area, or the Dollar General Corporation will be. We have also been speaking with contractors in this area to build the building for us. We don't anticipate bringing in out of state contractors or anything like that. We had meetings today with different ones and so that's what we hope to do. And I'll be happy to try to answer any questions if I can.

MEMBER RAZNICK: Mr. Chair. So you are the contractor/lessor of the property?

MR. PEDIGO: I will not – construction is in our name. Yes, sir.

MEMBER RAZNICK: Okay. So you build the building.

MR. PEDIGO: We will employ a contractor, a New Mexico contractor to build the building.

MEMBER RAZNICK: And it's then leased out to the Dollar Corporation?

MR. PEDIGO: That's correct.

MEMBER RAZNICK: And then what happens if it weren't to succeed? If the tenant couldn't succeed in its business plan? What happens to the building then?

MR. PEDIGO: Mr. Chair, Commissioner, I can tell you that they would have responsibility of keeping that store occupied during that time. Based on a 15-year lease with three five-year renewal options, so that's 30 years. There may come a time, I don't know how to predict that, but at that point in time they would probably, if the building was to become unoccupied, then we would certainly seek to lease the property to another retail enterprise, just like any other commercial property might do.

MEMBER RAZNICK: Now, there's entities called the Family Dollar, the Dollar General, the Dollar Tree. Are they all one and the same corporation?

MR. PEDIGO: They are not. Dollar General – and I will tell you what I know. I'm not in any way an employee of Dollar General or know anything about them other than what I can read in financial reports just like you could, I guess. Family Dollar and Dollar Tree, I believe, are owned by the same corporation. Dollar General, to my knowledge, does not have any ownership in anything other than Dollar General stores.

CHAIR GONZALES: Anything else?

MEMBER RAZNICK: Not at this time.

MEMBER KATZ: Will your company then own the building and the land?

MR. PEDIGO: Yes.

MEMBER KATZ: And lease it to Dollar General.

MR. PEDIGO: Yes.

MEMBER KATZ: And do you own other properties that you lease to Dollar General?

MR. PEDIGO: No, not at this time. We have others that we do – sometimes what we will do on occasion is sell some properties we develop.

MEMBER KATZ: So this is the first time that you've done one for Dollar General?

MR. PEDIGO: In New Mexico –

MEMBER KATZ: No, nationally.

MR. PEDIGO: This is the first time we've done a Dollar General. Yes, sir. We've done other retail and other government-owned properties but this is the first Dollar General we'll be doing.

MEMBER KATZ: Thank you, sir.

MEMBER RAZNICK: Mr. Chair.

CHAIR GONZALES: Yes.

MEMBER RAZNICK: Have you personally visited the Dollar General stores, seen their operation? The type of product that they sell and how they keep their stores?

MR. PEDIGO: Mr. Chair, Commissioner, I have. I have a Dollar General store within probably 1,500 feet of my personal home. It's on the highway right off – we're on a side street. Our house is, but right off the main highway. I've attended it

several times, picking up odds and ends for my children for school the next day. They have a small school supply section. I've been in there before to buy socks for my daughter when she forgot them for a basketball game. I've picked up a gallon of milk as my wife calls on the way home. So, yes, sir. I've been into – and I've been into several others but that one I've frequented more than others.

CHAIR GONZALES: Anything else?

MEMBER RAZNICK: How did they come into the picture if you're buying the land and leasing it? Is it that you're searching out a tenant for this, for your purchase? Or do they come to you? How does this evolve?

MR. PEDIGO: Well, as I say, we develop different types of properties. Some – a lot of office buildings we do and then also we do a small amount of retail. We pursued Dollar General to develop some for them. One of the areas that we decided to look into was in New Mexico. And so we ended up looking at this property and some other towns that we were also looking at in New Mexico and helped sign leases for some other towns here in New Mexico also.

MEMBER RAZNICK: So you examine the financial statements of the tenants. Correct?

MR. PEDIGO: Well, we have that ability just like anyone does, through filings that they do.

MEMBER RAZNICK: In your experience, have you ever run anything like this where you had the feedback that you're getting from the 285 Corridor residents?

MR. PEDIGO: We have developed – I developed some apartments in the past that was like this. My memory was it was properly zoned also and it adjoined some residential single-family homes and I've had a big turnout. I'm developing a neighborhood now in an area that has had opposition to it although there are houses all the way around it and it's a residential neighborhood. So yes, sir. I have experienced it.

This is pretty much – my grandfather was in the real estate business. My dad was in the real estate business and I probably don't know it very well, but it's what I do and so being in it for that many years, I've run into those opportunities where there are those that are opposed. And I'm not surprised about that because everyone has differing opinions. And that's the reason why we establish rules and guidelines for our municipalities to operate under and then everybody knows. It's upfront.

MEMBER RAZNICK: Thank you.

CHAIR GONZALES: All right. Earlier, a few minutes ago, you mentioned the name Eric Enfield as being your architect. Have you directed him to design anything to go with the land? Compatible with New Mexico? Or are you guys going to just build a standard building?

MR. PEDIGO: No, this building has the adobe style finishes on the outside. We basically employed him to come in compliance with the standards that have been previously established. It's not going to look like a typical Dollar General store. It's completely – it has parapet walls. It will conceal all the way around. I think it's probably – I don't know if you've reviewed the plans or seen them but it should fit in to the area completely, complete adobe style.

CHAIR GONZALES: I'm familiar with Eric's work. He does a good job. Any other questions? All right. Somebody else wanted to speak?

[Duly sworn, Danny Martinez testified as follows:]

DANNY MARTINEZ: Danny Martinez. Mr. Chair, members of the Commission, I come here representing Joe Miller and his past efforts to try to develop his properties. My involvement with the Dollar stores, no involvement. It's strictly to tell you what has happened in the past in regards to Joe Miller.

Joe Miller started this project, Cimarron Village, in 1992. He went through three years of battle and then an 11-year moratorium was issued in Eldorado shutting down all development in Eldorado for that period of time. In the meantime the County was preparing to proceed with the Sustainable Land Development Code and we were very involved in that. There was a total of 23 meetings that were held with staff, community. We had four community meetings over those years. So this has been a long process to try to develop this property and as you can see, the property hasn't been developed. Why? Because we know we have a lot of opposition in Eldorado.

Why? Because Eldorado doesn't want national firms. What they want is they want open space. They want minimal development that's going to pacify them, and again, from Mr. Catanach, all the respect, you probably will never see Miller's property developed because he's been incapacitated and he's not doing this anymore right now. So all this effort and all these master plans, they're probably going to be meaningless because the ability to develop is really hard in Eldorado.

So again, when we talk about previous meetings, there were tons of meetings. The 285 Corridor, as it was approved with the use lists, with the designations, was by the community, not the County, because it's the community that has the input of what they wanted in this development. So what happened there is master plan number three, changes it all over again because a new 285 Corridor Plan. Well, in that use list – let me put it this way: if we use the use list of the SLDC, that property could be used for a lot more uses. But there was a specific use list on that property when it stated retail, people didn't really realize what retail meant, I have heard. We don't want Kentucky Fried Chicken. We don't want Taco Bell. We don't want another gas station. We don't want this. We don't want that.

All respect but when the Corridor Plan was approved, and those properties were zones, and those use lists were established, that was the people's choice, not anybody else. They're the ones that emphasized to the County, this is how we want these properties developed. That's where we're at today. Again, it was a community involvement, lots of meetings. There were no hidden secrets. We know what they don't want and they don't want, in a qualified intersection, this close to the interstate that should serve the community for the capacity that it has as a commercial property. Again, it may never happen. The property is for sale. The Miller family is ready to sell the whole thing if that's what they want. Make them an offer. We'll shut down the rest of the development.

But the reality is the people, the community, were the ones that were responsible for what's coming up on this property in that master plan.

CHAIR GONZALES: Do you think a lot of the community members moved out or do you just think they didn't understand the definition of retail.

MR. MARTINEZ: Well, we had a community meeting in July last year, 2018. Had close to 90 people show up. We talked about the developments. We talked about all the potential. We talked about urgent care. We talked about everything that you can talk about, and yes, they stated we don't want another gas station out there. And

again, you take that to heart is what you do and yet when they see fast food, what better place for a fast food restaurant than next to the interstate? And what they did is they said, no fast food restaurants.

So slowly but surely they're kicking out potential uses because the community doesn't like them. And again, that wasn't the attempt when they created the 285 Corridor. It was open. There's another property right across the street that's been designated commercial also. So the potential for a lot of commercial, not only in our Cimarron Subdivision but the adjoining parcels, it's there. It exists. And the use lists are just a big.

Nationals, we understand that the local mom and pop shops need to be protected but the mentality is that the national groups are the ones that they don't want in these places. Walgreens, grocery stores – that's what they have chosen, but again, they're the ones that pushed this 285 Plan. That's what they have now.

CHAIR GONZALES: Any questions?

MEMBER J.J. GONZALES: I had a small question. Does the Village of Eldorado have bylaws?

MEMBER RAZNICK: Eldorado is a subdivision of 2,700, approximately, 2,770 lots. Surrounding in the 285 Corridor you have not only Eldorado, which doesn't physically border 285 but you have Dos Griegos, Alteza, within this corridor. Belicia Estates, Los Caballos, the Ridges. Eldorado has been referred to as the community with a big stick because the other subdivisions are 60 to 90 lots. Eldorado also has an amenities program. One was the 4,000-acre conservation area that I referred to.

So it's not – when the newspapers talk about the 285 Corridor, for decades they seem to call it all Eldorado. If there's a traffic accident five miles outside of Eldorado and it's on 285, the newspapers talk about an accident in Eldorado or by Eldorado. Eldorado is like the big name for that area, that whole area from the interstate down to Lamy basically, both sides of the highway was purchased by the AMREP Corporation and they created Eldorado, 6,000 acres, a 4,000-acre conservation area, and then sold off these other large parcels to individual developers. Mr. Miller bought parts of it too.

MR. MARTINEZ: And I can say that Mr. Miller has been told that his property isn't part of Eldorado. That we're outside of it. And they're right. We're in the community but we're not a part of Eldorado.

MEMBER RAZNICK: Right.

CHAIR GONZALES: Any other questions? No other speakers, okay?

MEMBER RAZNICK: I have a question. Are we going to get into the design plans? Because I saw in the packet how the building was fronting the road and the angle of the building, signage and things like that. Will that be coming up?

CHAIR GONZALES: [inaudible] opened it up already, as far as design.

MS. LUCERO: Mr. Chair, that's correct. You can definitely discuss –

MEMBER RAZNICK: Is this the appropriate time for it? Or do we hear from people who want to speak?

CHAIR GONZALES: I think we should probably proceed with the public hearing first.

MEMBER KATZ: I would agree.

MEMBER SHEPHERD: Especially with the weather. Let's let people come.

MR. MANZANARES: Mr. Chair, if I may. If we do proceed to public hearing, I have a number of handouts that have been given by the public that I'd like to pass out. There's not enough for everyone but I do have enough for you, the recorder and the Legal Department and staff. So if you wouldn't mind, prior to the public hearing I can give you these. These were from today. They're not in your packet.

CHAIR GONZALES: Okay.

MEMBER RAZNICK: Will those of us who don't have copies have an opportunity read them?

MEMBER KATZ: Why can't we have copies?

MEMBER RAZNICK: Why can't we get copies?

MR. MANZANARES: Mr. Chair, I can make more copies. These were just what the public supplied. So I can do that.

CHAIR GONZALES: Yes. Let's get some more copies.

MR. MANZANARES: Mr. Chair, copies are being made right now.

CHAIR GONZALES: Any other questions or comments before we – while we're waiting? Shall we start the public hearing?

MS. LUCERO: Mr. Chair, you did say you were limiting each speaker to three minutes?

CHAIR GONZALES: Yes.

MS. LUCERO: Would you like me to keep track?

CHAIR GONZALES: Yes, please.

[Those wishing to testify in opposition to this project entered the conference room in groups of five and six and were administered the oath.]

ROGER TAYLOR: Good evening. My name is Roger Taylor. I live in Galisteo. I'm co-chair of the 285 Alliance, which is an information and advisory group which has worked on many of the things you've been talking about tonight. The original 285 Corridor Overlay, the code, and things like that. There are a couple of things that I'd like to talk about but first I'd like to distribute a summary of comments that a number of members are going to make. We have a copy for each of you.

I'd like to point out that this plan has had many iterations over the years and the last public meetings, which were in 2016 through 2018 in the neighborhood and the County Store, they presented a Colorado ski town with small businesses, local businesses, unique businesses. We specifically talked at that time about not wanting chain stores. Dollar stores were mentioned, etc. We were told those were not under consideration. They were not part of the master planning, and that was not going to be happening. And that was by Mr. Miller and Mr. Martinez. There are a number of us who are here who were at those meetings that can attest to that.

We had a lot of discussions about concerns and issues. There were a number of these meetings where they came back and made changes to address – I'm going to talk about two of them which we're concerned about as now we're seeing the opposite of what was presented.

One is environmental. The area that we're talking about for this lot, Lot #5, was told to us was going to be open space. Now we see a 9,000 square foot building and associated parking in an area with very steep landscaping in the area. It butts up against

that. They will leave no room for runoff, for rain absorption, etc. As Edgar has previously mentioned, this is an area where rainwater brings a lot of mud on the roads and down onto 285. That creates a safety problem. People are going to be coming up in a little while to talk about traffic and safety concerns. Some of the accidents that have been there, and that's been done under opportune conditions – not rain, not water, not snow, etc.

We do believe there should be an environmental impact because changing this master plan around where this now becomes the backdoor of phase 1 is going to cause a lot of issues with that landscape.

We also think that there's an issue here of fire safety. We know that climate change is upon us. We know that there are burns that have happened in the area. There's a couple of areas that still shown burn scars for the last couple of years. So we don't understand how someone can come in and do such a massive first building on first phase, where it's going to have a big impact on the area and there is no fire safety component.

CHAIR GONZALES: Okay, sir. Your time is up.

MR. TAYLOR: So we do believe that we would like to have both of those things done.

CHAIR GONZALES: Thank you.

JAMES OYSTER: My name is James Oyster, 20 Descanso Road. I want to talk about the need for an extensive traffic study. The data in the traffic impact assessment, TIA, is no longer relevant or sufficient and it is most certainly statistically invalid. The data provided by Dollar General to extrapolate the current and future traffic flow is based on past survey dates and it does not address the traffic volume issues of the next ten years.

Specifically, the report includes only four dates of two hours each over a twelve-year period. The traffic counts from 7:00 to 9:00 am and from 4:00 to 6:00 pm were collected on March 5th of this year, October 15th and 16th of 2014, and August 7, 2008. There are, in addition, no breakouts on personal cars and truck traffic although we know that there have been several fatalities from car and truck collisions.

This summer and fall have seen a significant increase in the real estate sales, new restaurant activity and population growth in the area, whereas in the past ten years the real estate sales and development along the US 285 South Corridor has been relatively slow. A new TIA study should be performed which takes into account these more recent changes and models more accurate projections.

We respectfully ask the County to include an analysis of large trucks and semis making turns off of I-25 onto US 285. Of concern are the issues of semis exiting I-25 at high speeds and being funneled into a restrictive space on US 285. Also large vehicles changing lanes in a short distance from the bottom of the off-ramp to the traffic light in order to access or egress the proposed development, as well as turning tight at the traffic light which may cause crossing into adjacent lanes.

This is an area of steady traffic to and from businesses in the area like Café Fina, the future CBD dispensary, as well as the access ramp to I-25. Additional concerns are turning maneuvers in and out of the parking lots, utilizing a narrow, single lane which is also used by homeowners behind the proposed development. Thank you.

CHAIR GONZALES: Thank you.

LYNETTE KESSLER: My name's Lynette Kessler. I'm going to speak on additional costs. The fiscal impact assessment, FIA, concentrates on County costs associated with additional public facilities and services that are required by such development and also the FIA concentrates on the feasibility for financing such a facility and service costs. Given the record of fiscal impact this particular type of business has had on previously existing surrounding businesses, there is concern about potential, long-term overall reduction in economic income and taxable revenue to the County.

The OSHA reports you will be hearing throughout this hearing documents this fact indeed. There are long-term reductions for the County in income and tax revenue. The FIA also does not include the increased significant costs of continued County and State resources monitoring and managing Dollar General infractions. We respectfully ask that the FIA be supplemented by an assessment of the fiscal impact on existing businesses and individuals in the 285 South Corridor community, focusing on the cost to existing businesses and future tax revenue.

There is also the real shifting of answers from the County on what conditions of approval were required from Joe Miller before approval of his 2010 plan and to what extent the current SLDC code applies to these conditions. Our understanding is that there are existing conditions of approval not yet met for the master plan and that the Dollar General building is a backdoor lot approach to avoiding these conditions of approval on the larger plan. This proposal has undergone many changes over the years. For example, this property is at the foot of a steep hill which was indicated for future open space, and yet is now a commercial lot. It would be far better developed as the organic market or the education center Mr. Miller originally promoted to get public approval way back when. All of this is in the handout that you received. Thank you.

CHAIR GONZALES: Thank you.

MEMBER RAZNICK: Excuse me. What is your address for the record?

MS. KESSLER: Lynette Kessler, Eldorado.

CHAIR GONZALES: Next.

CHRIS NAPP: My name is Chris Napp, 7 Encantado Circle in Eldorado. I'm not associated with any of the groups here. I am just an Eldorado resident. I am an avid bicyclist. So I bicycle past this location probably three times a week, including during that period when it was supposed to have been posted, which, I'm sorry – you can make the claim that you might miss it at 55 miles an hour. I missed it at 20 miles an hour or 15 miles an hour. I never saw a single indication that this was going to occur.

So that's my first comment about this process, is transparency, as far as if this project meets all the requirements that the County aspires and says it does, why is there this attempt to obfuscate, to basically hide the notice from the public? And there will be others that will make that same comment. When discussing this with our people after I was made aware of it, I found absolutely no one in probably the 30 or 40 people that I discussed this with, that had ever heard anything about it at that point.

So I think there's a little bit of a failure there. And if it's an approved process and it met the approval process, then it definitely should be reviewed because I think you would probably have a lot less people here if they knew what the heck is going on.

I'm not an expert on zoning or the County's operations in any way, really. But I understand – I'm a 35-year veteran of the Forest Service, and we have a planning process that's very similar. We have a forest plan, which I guess would be like your zoning and

we do project level NEPA, not national environmental policy. So we write environmental impact statements on how that particular project meets those requirements that are set aside by the zoning, essentially.

We make a big point out of making that information public, so traffic studies, environmental impacts to wildlife or to watersheds or to traffic, social impacts, essentially. There's, again, no transparency that the question becomes why do a traffic study if you don't share it with anybody that might be affected by it. So – and I know my time is short so I'm going to jump right to one last thing, which is we also do this thing called a cumulative effects analysis where we look at does this – yes, this project may meet the criteria, but does it create a pathway? Does it cause a problem down the line? Will there be more like it and then we're going to have to eventually say no, because it exceeds some other threshold, like pollution, traffic, essentially. So is there any display of that? Has there been a study of when this project is fully developed, the entire length of the corridor, is fully developed, does it exceed that initial zoning requirement? Where people – when they were making comments to it way back in 1994 or 2004 or whenever it was, does it exceed that threshold?

CHAIR GONZALES: Your time is up.

MR. NEP: Thank you, sir. I appreciate it.

KATHRYN TOLL: My name is Kathryn Toll. I live on Camino Ocote and I co-chair the 285 All, which is a RO with the County. This is not a conversation of anti-retail sentiment. It's a question about what the retail activity is. I was also involved in the creation of the overlay that covers the 285 South Corridor from I-25 down to the road that goes off to Galisteo and protects either side of the highway as to what can be placed there and where the commercial lots are, and they're very carefully placed at intersections, etc.

So we know that Cimarron Village is a planned development, but it has permitted uses that are not part of what the SLDC overlay requested. When Mr. Miller presented to us it was of course all sorts of very nice things about assisted living and affordable housing and organic markets, and now we're looking at a dollar store which is a very different animal. This is a type of business that has already proved itself not to have the community's best interest at heart. In fact, when it comes to Dollar General, New Mexico Attorney General Balderas has an open lawsuit against them. And we do request that the County looks into this and perhaps reports back to the 285 South Corridor community about the status of that lawsuit and what is going to happen with it or how serious is it.

Nationally, since the year 2000, Dollar General has been fined close to \$49 million for employment discrimination, accounting fraud, wage violations, workplace safety and health violations, consumer protection environmental violations, and they don't just do it once and get a fine. They are repeat offenders. They just do it over and over and over again.

Studies show also the dollar stores offer a false economy and are less affordable per unit than other big box retailers like a Walmart or a Costco. A growing number of municipalities have been adding zoning bylaws to discourage the establishment of dollar stores. Dollar Generals stifle the local competition and they wind up hurting the communities they're serving. It's not a welcome addition into what is already a fragile retail environment. This applicant is associated with a chain that has misled and deceived consumers over and over again. Articles and reports that are in the handout that we provided for you will attest to that fact, and there's an OSHA report in there and other

things. So the business model is a predatory business model and it's proven to have destroyed other businesses, especially local food markets. We have a real-time example:" Adela's in Pecos.

CHAIR GONZALES: Your time is up.

MS. TOLL: I just wanted to say that. And we don't want to see that happen.

CHAIR GONZALES: Thank you. Thank you all very much. Sorry about the inconvenience here about the setup.

MICHAEL SCOTT: My name is Michael Scott. I'm the president of the Old Road Homeowners Association, which is associated with the larger development of the Art Barns. Chair Gonzales, Commissioners, I appreciate the time that you're giving to us this evening to hear about our concerns for the community, and I think that the show of force that is here this evening also is a testament to the commitment of people who live in the Corridor which is likely to be affected.

I'm sure everyone has talked about the fact that they're most concerned with the fact that they did not get an opportunity to really review this proposal and participate in the process to the letter of the code. So because I know people have spoken to that already, I'd like to talk about the persuasive attempt made by the attorney on behalf of the developer and I'd like to talk about the developer himself. Now, I don't know where he went to law school but I'm sure that he was taught fallacious reasoning and fallacies of argument, and in this case I'd like to expose the false analogy that he presented, suggesting that this case is analogous to the presidential elections. Well, nothing could be further from the truth. In a presidential election, hundreds of millions of dollars are spent for several years providing the public with the information that is absolutely necessary for them to cast their vote.

That wasn't done here, was it? The airways are committed to people, but again, this wasn't done here. So to suggest that this is being revisited, or that somehow or the other, this is analogous to trying to revoke a presidential vote after the inauguration and the swearing into office is just simply not true.

The second thing is I've always been concerned about what's the need here? What need is being fulfilled for our community? The only person that addressed that that I heard this evening was the developer who said Family Dollar addressed the need. Did they? He said, oh, yeah. There's overwhelming evidence that people in our community really want this Family Dollar. Was it their assessment? Their needs survey, shared with you? I seriously doubt it, and it should be. Otherwise, their justification for putting this particular store in our community is suspect. We don't have that data. I'd sure like to look at it.

Finally, when the master plan was developed the community was quite different. There wasn't as many people. Traffic wasn't as bad. And I don't know if any of you live in the 285 Corridor between I-25 and I-40, but it's a mess. Speeding is rampant. We don't have the police or the Sheriffs to –

CHAIR GONZALES: Your time is up.

MR. SCOTT: Okay. Well, thank you very much. Just remember. Developers are like seagulls. They fly in, make a mess, fly away, so they don't have to live with the consequences.

CHAIR GONZALES: Next.

MATTHEW MCQUEEN: Mr. Chair, my name is Matthew McQueen. I live in Galisteo, New Mexico. I am the State Representative for House District 50. This area is within my district. I'm also a commuter. My wife and I drive through this area twice a day, usually pretty much every day, often with our kids in the car. I'm here tonight because I personally have concerns about the traffic and the safety of this area. And it's unfortunate we don't have a big aerial, big blow-up of the site. If you're familiar with it, it's where 25 is essentially headed east instead of north, so it jogs east, and the off-ramp, if you're coming off it, the speed limit is 75. It's downhill. It's curved. And there's no reason – you're not forced to slow down. And that's true for commuters and cars and unfortunately that's also true for big trucks. And as you've already heard, we've had a number of accidents, including fatalities.

It is so much of a concern, this stretch of 285, that Senator Peter Wirth and I organized a public safety townhall and we brought in the New Mexico DOT to address it. And we had the Secretary of the Department of Transportation, the district engineer and several other high ranking officials. We had a gym full of people and they went away, the promised us they would study a whole list of ideas we gave them to make this safer.

I think you've already heard the traffic impact analysis we think is insufficient. One way it's insufficient is we have the DOT studying how to make this area safer and then we also have this developer coming in, doing their own study. And those two things are running parallel right now instead of in conjunction. Whatever changes DOT might make will impact this development and this development will impact any changes the DOT might make. Those two things have to be merged. We have to consider all this together in order to make the area safer.

Finally, just because I've been listening in, Mr. Karnes said repeatedly that we're a decade too late. We're three decades too late. I'm really concerned how a three-decade old master plan hasn't expired. The community has changed since then. It's grown. The traffic patterns have changed. We need a master plan that reflect the current reality, not something that's three decades old. Thank you.

CHAIR GONZALES: Thank you. Next.

MALCOLM MCFARLANE: I'll be happy to start. My name's Malcolm McFarlane. I've been a resident of Eldorado for about 20 years. I used to serve on the ECIA board. There's some quick points to make. First, the ECIA owns a 9,000-acre nature preserve that's directly in front of the Dollar General store. How do you have a nature preserve with a commercial establishment. It's a 9,000-acre preserve that can't be built on. It's a big hill, and the Dollar General will be exactly in front of that.

There are approximately – I just guestimate – 5,000 homes out there in that area. There are 2,800 just in Eldorado. If you average \$300,000 value of those homes, that's about \$1.5 billion of taxable property. If you say that it has a negative impact, just one percent, just one percent, that's hundreds of times more tax revenue than will be generated by having Dollar General. Okay?

So if you look at it from an economic standpoint it makes no sense. If you take a step back and say the economic standpoint of Santa Fe, 285 is a gateway to Santa Fe from Texas. People come down the interstate, they got off at Clines Corners, they come up through the exquisitely beautiful Galisteo Basin. I just walked there today. It's one of the reasons people move to Santa Fe. They move there because of the natural beauty.

Now, previously, you all stopped a truck stop on the southern end because people coming to Santa Fe don't want to see a truck stop just before they come to Santa Fe. If they want – people don't move to Santa Fe for a Dollar General. Virtually everyone in my community has bought there house, has moved from somewhere else for the natural beauty for the artists. I probably have five published authors on my street. I probably have 20 artists who are in galleries. They're attracted to natural beauty.

So economically it doesn't make sense. It terms of what is viable as a business in Santa Fe, when we worry about the totality of the community, and jobs, without question, the only true jobs, besides the government, is tourism. Tourists can go to Bali. They can go to Florence. They can come to Santa Fe. So they come here to visit Santa Fe to see natural beauty and artists. They don't come here to see a Dollar General.

One final thing. It really irritates me when I hear some sort of economic racist sort of argument that it's us rich white people keeping the poor from being able to buy something at a store. Okay? Dollar General, the facts of – the matters I was able to determine from 2018, they have 15,000 stores – 15,000 stores – they've got a \$40 billion market cap, but they're not going to be paying people \$15 an hour. Not only that, they're not going to have full-time jobs. They're 20-hour a week jobs, and you have no security in your 20 hours a week. You might have to work a Monday, a Wednesday, and the next week you have to work Tuesday and Friday. So the end.

CHAIR GONZALES: Thank you. Next.

JANE CARSON: Yes. My name is Jane Carson. I live across from Eldorado. Have lived out there about 20 years, and there's one thing that's the most important that you can hear tonight regarding safety. That is a corridor for nuclear material going down the road. 285 is a corridor for nuclear material. You do not want to have an accident with that stuff, with the big community out there, so that alone should stop this and any other new building that might be planned. Thank you.

CHAIR GONZALES: Thank you.

MICHAEL RIVERA: Hi. I'm Michael Rivera. I live right next door to where the Dollar General is going to go up on 15 Camino Valle. I just – there's wildlife there. There's deer. There's bobcats. I have coyotes in my yard. When I originally bought the land from Mr. Miller he never – we never talked about commercial properties. I asked him about the area and he said he owned most of that area but he never told me that that was a commercial lot that I was buying right next door either.

My kids ride their bikes down in that area and just the traffic going in and out of Camino Valle onto 285, I just don't see how that's going to work with the flow of traffic coming in, just the lights. There's always an accident there at those lights. Even like you say, the signs that they posted up to tell us about the meeting and stuff – real small and just everything, everything about this store has just kind of been like real quick and not very information-based. So I'm just here to do what I can to try not to get that store up. I really object to it.

CHAIR GONZALES: Thank you very much.

[The Planning Commission recessed from 5:41 to 5:45.]

ROBERT KAUFMAN: Good evening. I'm Robert Kaufman, the owner of a local residential property approximately 200 yards away from the proposed 9,000 square foot General Dollar store. So this literally hits home for me and hits home very hard. First, it is a gross misnomer that this local community has or had much of a voice in

this general store proposal. I for one only recently heard of this monstrosity of a store that was to be built near my home. This development came as a literal shock to me, my child and many of my neighbors.

My family moved here approximately 14 years ago for various reasons, among those being the pristine nature of the area and a great place to raise kids, not to mention our exploration of various sacred Native American sites in the area. The last thing we need is to have corporate businesses potentially encroaching on my or my neighbor's property. I'm aware of what happens when big box stores especially known for selling inferior products move into our type of area as I have a feeling you might as well.

We have pride in our community and do not wish to want to see a tragic degeneration of our very forward-looking and tight-knit community. We're not stupid and we'll continue to protest any big box store coming into our community. I believe that our community's basic needs and wants is what ultimately counts, not just the profit margins of an obviously predatory corporation, namely the General Dollar store.

And by the way, for the record, most of us know exactly what retail means. Thank you for your time.

CHAIR GONZALES: Thank you. Next.

TIM HORNIG: Hi, I'm Tim Hornig. It's 4 Aster Way which is in La Paz at Eldorado, one of the smaller developments in the Eldorado area. Two points have already come up today. One is about the planning that was done previously and the approved master plan which I understand is no doubt technically correct, but I do think that in this case where a large development has had pieces built up over the years and the last one I understand is the self-storage that was done a few years ago, and that extends the five-year period for the whole master plan. It may not have been what was intended in setting out the time limits for development.

The self-storage was phase 4, I understand and the proposal tonight is in phase 1, so I'm not sure exactly when the specific meetings were held to discuss that but I imagine they were well before the 2008 or 2009 last update to the master plan. In that context I'll talk about one specific concern we have which is that it may not be a viable business. It's not one, from what I understand, I'm likely to frequent and while I understand that Dollar General will have a commitment to Pedigo Construction it's going to be leasing them the building, if it goes out of business, if it becomes vacant, I think that may be a concern and become an eyesore. And I don't know that there's any guarantee that can realistically be given to the County that that won't happen. And that's it. Thank you.

CHAIR GONZALES: Thank you. Next.

RICHARD WISEMAN: My name is Richard Wiseman. I live in Alteza. I'd like to begin with a little show and tell. This photo was taken on the afternoon of October 27, 2018, 5:05 pm. I stopped momentarily while making a right turn onto Avenida Amistad from 285. This tragic rollover accident occurred in the intersection of 285 and Camino Valle and Amistad. A portion of the proposed Dollar General store can be seen right here.

I'd like to make this an exhibit. May I turn this in? My wife and I are 32-year residents of this corridor. We remember the day when 285 was one lane in each direction. There were no lights of any kind. Today I understand the corridor has a population of about 13,000. In addition, there's a steady stream of cars using 285 to get to 40, a mixture

of cars and trucks, one or two of which have been involved in tragic accidents along our little stretch of 285.

As we know, not everybody, we locals, obeys the 50 mile speed limit in our immediate area. If the dollar store is approved there will be another steady stream of vehicles, Dollar General trucks. These trucks, the ones that will be leaving I-25 at Exit 290 will have approximately .3 mile to maneuver through two lanes of traffic to the left-hand turn lane at Camino Valle. It can be a dangerous maneuver with all the speeders and especially in inclement weather when the roads can be icy, slushy or snow-packed. I worry too about slow-moving Dollar General trucks entering 285 traffic from Camino Valle.

A speaker earlier this evening – I was taking notes. Name's James Oyster, he said the only traffic study that's been done this year by the developer occurred on March 5th, four measly hours, 7:00 to 9:00 am, 4:00 to 6:00 pm. That's woefully inadequate. I'm with him that we need an extensive traffic study done. Thank you.

CHAIR GONZALES: Thank you. Next.

DESTINY ALLISON: My name is Destiny Allison. I am one of the owners of La Tienda at Eldorado, one of the two shopping centers that is developed in the area. And I'd like to just talk a little bit about community values and where we are today and what the impact of Dollar General will be on this community on a number of different levels. Ten years ago we purchased a bankrupt shopping center from the bank during the worst recession we've ever had. The shopping center had never gotten off the ground. It had one tenant remaining in it. It had never paid its taxes. It had never made a single payment to the bank.

Over the last ten years we have developed that shopping center in absolute partnership with this community, curated every single business that comes in. We have an ongoing running list of things that the community needs, because we are in constant engagement with the community. And the reason that we're in constant engagement with the community is that ten years ago this Christmas I started the newsletter that became the closest thing to a newspaper Eldorado has. It's read by over 3,000 people every week. It's gets a better than 50 percent open rate and everything that's happening in the community comes through my desk, because what I do is talk about what's happening in the community.

So anything and everything that's going on, I get and I put back out, which is how the community at large really started to find out about what was happening with Dollar General. Somebody walked into my store and said, oh, my god. Is this true? I said, I don't know. I'll see what I can find out. And I found out, and we publicized this. Since then we've been collecting petitions all over the community. I have another hundred or so to turn in tonight. There are copies here of these going around.

And one of the things that has made La Tienda successful is that we have been so focused. When the community said we needed a pharmacy, we brought the pharmacy. We did not bring in a Walgreens. We brought in Del Norte Pharmacy. Locally owned, locally operated. When the community said we needed more medical, we brought in more medical. Every single thing that the community has asked for we have done our absolute best to provide without directly competing with any other existing business in the neighborhood, because right now there are two shopping centers in the area and one

of them is 99 percent full – that's us. And the other one is about 65 percent full at the moment. We seem to take turns as businesses come and go.

Never in the entire time that we've owned the shopping center have both commercial developments been full at the same time; it hasn't happened. The reason for that is that Eldorado is a rural area. Fifty percent of the population does go into town and work in town, and bringing in a Dollar General has the ability to negatively impact not only our businesses, although maybe not quite so much, but the biggest business that it has the ability to impact is our grocery store. And Dollar General has been known throughout the country for creating food deserts.

And we are deeply, deeply concerned because losing our grocery store would be a travesty, not only to the Eldorado community, but to the Pecos community, the Glorieta community, the Galisteo community, the Lamy community. It's the only one in the area and I don't know if you guys ever had a time when it was 9:00 at night and you ran out of diapers and you needed to get something. And driving all the way into town on a snowy night is impossibly dangerous and impossibly exhausting. Our grocery store is essential. And Dollar General takes high dollar, long shelf-life products to compete directly with existing grocery stores who have to provide produce and have to provide meat, that have a short shelf-life and have very little profit margin. And you don't have to take all somebody's business to put somebody out of business.

CHAIR GONZALES: Your time is up.

MS. ALLISON: You only have to take 20 percent. Thank you.

CHAIR GONZALES: Thank you.

STEVE EWERS: Okay, I'll talk a little slower. Steve Ewers, Destiny's husband, co-manager and co-owner of La Tienda Shopping Center. Owner of the True Value hardware store and we actually live over in Sunlit Hills. But we own the shopping center there. I hate to say it but it sounds like, and I'm hoping he's wrong, but it sounds like, you can hear us, but then you have no choice in the decision there. And I'm not really sure what your rules are, whether you have the ability to overrule this. And I think you do.

Clearly, this store coming in has not cared at all to find out if this community wants this store in this community. We're now at about 1,400 signatures. If you turn this protest down, then we understand the next protest is to go to the County Commissioners. We'll be at 3,000 signatures in a community that's got maybe 5,000 houses. And we'll get there, because they're coming in every day to the local businesses to sign, no I do not want this.

But we've really seen three types of people. I've so far found we've got five people that say they're very happy Dollar General is coming, because they have cheap school supplies. Then we have a larger population that are just opposed to it at all, for any reason. And then we have a smaller group, and I kind of can fall in this is: not there. Not having that be the face of our community. There are other developable areas within this development that if Dollar General did have to force its way into a community that doesn't want to be there, does it have to become the face of our community? Can't it be next to the Napa Auto that we might get? And then a greenhouse business or a plants business or another hardware store like mine. But that one wouldn't work.

And what it will do is it will give us the same thing that happened from a story I read in Article 56 is a business was built in Santa Fe that shocked everybody. It was so

ultramodern that it was why Santa Fe developed all the historical preservation acts that it has downtown, which is Garrett's Desert Inn shocked everybody, so they blocked it.

If this goes through it will shock everyone. We will start the movement to incorporate the Eldorado area, probably from the hill at Lamy all the way to the freeway, so we can then take our tax dollars and create our own village, town, or city. We would become the 13th largest in the state. We're the largest unincorporated area, population base, in New Mexico. And our tax base exports dollars out of our area to support it. I wouldn't be in favor of it but we would need to do that to protect from just other random developments. We'll set our own things.

A good example of a chain coming in: Blockbuster came into our community. They didn't last a year because they come up against a very local business.

CHAIR GONZALES: Your time is up, sir. Thank you.

MR. EWERS: Thank you. And thank you for listening.

MS. ALLISON: I just have one final comment. I know that this is probably out of line, but I feel it is really, really necessary. There are laws that exist according to the morals and values of the community they serve and they're there for the greater good. In this particular instance, the CEO of Dollar General last year stated publicly that the consumers would support him and as you mentioned, customers that he has are people who live in permanent recession. Eldorado has a median income twice that of Santa Fe. It is not in permanent recession and it will not support the store. And then we'll have a big, empty vacant space while you guys find another tenant for it. [inaudible] really don't want. Thank you for your time.

SUSAN EDWARDS: My name is Susan Edwards. I am the president of the Belicia Estates Homeowners Association. We had a homeowners meeting last week and there was a unanimous decision that had me coming to the meeting representing all of our homeowners questioning the wisdom of a Dollar General store at this particular location. Our major concern is safety. We have many bicyclists in our community who do ride up and down that corridor as well as into the Eldorado area. Walkers, people who walk their dogs. People who do different things that access that corridor at least briefly if nothing else, so safety is a concern and you had several people tell you already about the accidents that have taken place there.

The other thing that I don't think has been mentioned that I didn't hear from the last group is when there is a need for fire or EMT services, our services in our community are voluntary. So they are already pretty stressed, spread pretty thin, and I think there's a potential to aggravate that situation with the development of a store such as this in this location. I have heard a couple of people mention that one of the big businesses as far as Santa Fe is concerned is tourism.

And I certainly can speak to that from a personal basis. The 285 is the main connection between Oklahoma and Texas and I think that I would leave it to you to know how many people you have who come to Santa Fe from those states to visit, but my husband and I worked in Oklahoma City for almost 40 years. We're very fortunate to be able to come to Santa Fe to visit once or twice a year for almost 15 years. That laid the groundwork for our decision to move here, and fortunately, we could have moved pretty everywhere we wanted to. And I can assure you that if there were a McDonald's or a Dollar General on the corner just before we're coming up to I-25 to go into Santa Fe, we would not probably be living here. It makes a difference.

Also, I think that the travel practice of people coming here from southeast of here is to stop at Clines Corners and kind of look around and just sort of see what's there and say, even at Clines Corners I'm not going to buy trinkets here because I'm going to Santa Fe. You want the Santa Fe aesthetic when you come here, and I don't believe this is very good for your front door.

Other than the stress on our volunteer services and the safety concerns, you've heard several people mention that the land itself is hilly and that with snow and rain there are concerns about mud.

CHAIR GONZALES: Okay, your time is up. Thank you. Next.

DORA MARK: My name is Dora Mark. I live in the Old Road Ranch Subdivision, also known as the Art Barns. I'm an artist. On Sunday I took the petition around door to door in my neighborhood. And of the 25 or so households that I visited there was only one person who didn't want to sign that petition. It was overwhelming sentiment against having this store. People are afraid that we'll lose our grocery store, which has done a really very good job of supplying needs for our particular community with a lot of organic produce and that kind of thing. They're very responsive to the community. It's a very different kind of retail than the dollar store. I think there should be a distinction when we talk about retail between a neighborhood, responsive retail and a predatory retail and there have been many, many cases and I guess there's a lawsuit in the state that is probably related to that predatory business model that the dollar store uses.

So we're very concerned. We love our local businesses. We want to support them. We don't want to lose the grocery store. We don't want to lose the hardware store, any of the other little stores that we consider part of our neighborhood and our home. And I think there may be a master plan but the master plan is no good if it cannot take into consideration the feelings of the neighbors and the other thing is I think there would be a lot more people here if the weather wasn't so bad. We were coming in with a whole bunch of people and there are some people here from my development, but not in the numbers that we had expected.

CHAIR GONZALES: Okay, thank you. Next.

ELIZABETH MCLAREN: My name is Elizabeth McLaren I live in Eldorado. I'm a retired teacher and I'm an artist. And I, with all due respect for you, I feel that this process has been flawed, that the impact on the community is not being considered. The signage for the meeting or for the project wasn't really evident if you're flying past it between the gas station and Amistad, it's 50 miles an hour. I mean it's fast. And you're not looking at the side. You're watching traffic. There have been a lot of accidents and I really do take offense to the idea that the Dollar General has a wide range of goods. We have a community at La Tienda and the Agora and we have a wide range of businesses there that will provide for people who don't want to into Santa Fe and drive the eight miles from where they're living further.

A Dollar General is not going to add to our community and I'm concerned that our local businesses will be affected by cheap milk, cheap bread and other cheap things that are like loss leaders for the store but then other things are just – I don't want to sound like I'm a snob but we've got all the stuff that we need in the community and that's why people shop there. Anyway, thank you for listening.

CHAIR GONZALES: Thank you. Next.

JOAQUIN AMADOR: Hi. My name is Joaquin Amador and I live in the Alteza Subdivision, which is accessed by that first light in the area we're discussing. And I wasn't going to speak tonight but here I am. And excuse me. I just wrote up some notes very quickly. I just wanted to let you know.

We moved here from Chicago eight years ago. I returned – I'm from Española originally, moved to Chicago, lived there, wanted to get away from the overcrowding and everything and Eldorado was ideal, with its dark skies and sort of rural feel. There's sort of a unique feel of the community.

We fear that the dollar store, not only would it possibly ruin the night skies out there. We're probably see the glow from our house, but it would be essentially the tip of the spear in further developing of the area in ways that are not controlled. Somebody told me that the neighbors, another lot next to there wants to put in a McDonalds. So at some point, once you open the door, where does it actually end? I have three boys. Right now, at that light, which we use every day, we have to be very careful and when it turns green look both ways. We've seen accidents there. We see people running that light all the time. How is this actually going to improve?

And if you look at – I don't know if you're familiar with it but if somebody's heading south on I-25 and they exit on the off-ramp, there's a stop sign there. So if anybody coming to the dollar store and it increases traffic, they're actually – they're going to be backed up behind that stop sign. It's not an easy off-ramp. They're going to have to come to a complete stop. It's hard to access 285 south now. So that would just be an additional thing.

And lastly, I sort of got the feeling from the developer's attorney that this is an administrative action. It should not even be discussed. The community has no say at all. But 10 or 30 years have gone by, or many years, and would it be different? Would the community not have a say? For example, we were discussing a retail store, let's say selling, oh, adult sex toys. Would it still be an administrative action? Oh, it's been decided. It's retail. Community should have no say. I disagree. I think the community should have involvement and try to shape the future of our community and try to retain its unique character.

CHAIR GONZALES: Thank you.

MR. AMADOR: Thank you.

CHAIR GONZALES: Next.

ALAN YAEGER: Hello. My name is Alan Yaeger. I live on the Old Las Vegas Highway. My parents – I've been living there since 1970. My parents bought the property from Alva Simpson in 1966 so I've been there for 49 years and I've seen it before Eldorado was there, before the I-25 was there, and Eldorado was bought as a development for what I hears, \$7 or \$9 million. What's there now? 5,000 people. I've seen a lot of changes.

And I was part of the corridor plan. I was one of the – I don't remember, seven or ten people that worked on that plan that was in approximately 2009 when we adopted it. They did the first part of the plan four years or so earlier. And so we did give a lot of attention into the details but we can't always think of everything. And so when I hear that they mention they're going to do adobe style, that was some of the things, but there are – I don't recall now, three to four lots, ten, 12 acres, including the one that's already developed with La Tienda, that are commercial.

So this is not just the first of these that you're going to be hearing. You're going to be hearing more because as time goes on, development, I was amazed to hear, that there's some 12,000, 14,000 people a day passing through that corridor. Well, I understand more now what's going on.

So what I want to say is only took notes too, because this was a shock to me too. I didn't know about this. I personally don't think the Dollar General store is right for the area either. It sounds like you're trying to make it fit in. I know the community wants to have what they feel is right and again, we put in that plan. There's a lot of detail. I don't know how much you all have read the plan to understand it but you have to really read. And yes, so they were saying they want to do responsible development and they're within the administrative rights, which probably is maybe true for the most part, but what I'm questioning is I think you need to look at the details of the plan and look at the details of that because I'm hearing – I haven't seen the master plan and I'm an engineer. I've been working 39 years at the lab. I understand codes. That's why I helped on this thing.

Well, I'm not sure – it sounds like the master plan changed along the way. What I would recommend the board does is you look at that master plan and put it up against the Corridor Plan and make sure that it does – because it sounds like it was going to be something else; now it's changed. Maybe that protection area needs to be an easement. So there may be some catches that don't quite fit into this administrative act that we're talking about, and I would be happy to be a part of that if you guys are calling a meeting. Because I know you don't want to make a decision tonight. Then I would be happy to be a part of that in deciding.

CHAIR GONZALES: Your time's up. Thank you.

MR. YAEGER: Thank you.

CHAIR GONZALES: Anybody else? Thank you all for coming. Is there anyone out there that wants to come forward and speak that hasn't had a chance yet? Please come forward now. I'm getting ready to close the public hearing. All right. That being said I hereby close the public hearing.

MEMBER RAZNICK: I think there may be some people coming. I'm not sure.

MR. MANZANARES: There may be two or three more.

MR. EWERS: There was one point, [inaudible] if I could have one minute, and it does affect this project.

CHAIR GONZALES: Okay. One minute. That's it. Hold on. I've got to open the public hearing again.

MEMBER RAZNICK: I move that we open the public hearing.

MEMBER KATZ: Second.

MS. ALLISON: Thank you very much.

MR. EWERS: The community doesn't feel that Joe Miller doesn't have the right to develop this property, but this particular location, as I was saying, wow, this is being the face of the community. There's a movement to – if this project can get blocked at that location. Not necessarily everywhere, but that location, the community is ready to raise the funds to buy that property to make it open space.

MS. ALLISON: At the asking price. The last point I want to make to [inaudible] tonight is that since 2009, the community has had a 50 percent turnover. It averages five percent a year. That means half the community has moved in in that time,

who have never been a part of this discussion, having no idea about it. And while maybe somebody who's really particular does incredible due diligence when they're moving into an area, you move into an area because of the feel, because of the feel or vibe of a community.

Fifty percent turnover. Fifty percent of the people out here have had no part of this, and we have raised in petitions, over ten percent of our total population in the last two weeks. So we need another public meeting.

MR. EWERS: And that offer has been transmitted to Joe by me personally. And he has repeated that as a serious offer that's out there. I personally – if Dollar General is going in and that major section was going to be between a bunch of other buildings and stuff like that, I probably wouldn't be talking to you.

CHAIR GONZALES: Thank you very much.

MS. ALLISON: Thank you for giving us the time. We really appreciate it.

CHAIR GONZALES: Okay, so that being said we're going to close the public hearing. Any questions of staff from the Commission?

MR. KARNES: Thank you, Chair Gonzales. I'll be brief. I'll just say a few words and then Morey Walker is just going to say a couple of words about the traffic impact analysis since it came up in questions.

What we're seeing here tonight, as I anticipated, it was an attempt to reopen and relitigate the planning process. And there was specific discussion about, hey, this particular lot and what it is designated for. This is a copy of the amended master plan that was adopted in 2009, clearly identifies this 2.5- or so acre parcel as being reserved for commercial use. That was the process that was carried out pursuant to the County code. It resulted in adoption of the amended master plan, which was prior to the SLDC coming forward. This is 2009. It exists. It is law. It was adopted by the Board of County Commissioners.

This is the direction and the mandate for use of this property, and your staff, when we came in with the application for administrative approval, again, that was done pursuant to the clear requirements of the SLDC. Staff, in reviewing the application did its job. The only way that an application for an administrative approval can be denied is if it does not meet a specific section of the County code. That was staff's job to ensure, and we spent several months addressing staff's questions, addressing staff concerns and submitting additional information. It's the process at work.

That process is predicated on the plan that the Board of County Commissioners has already adopted. This process has worked. And what you've heard from is a lot of people who disagree with the process. And you have a fundamental choice to make. You either follow your County code or you don't. We followed the County code. Staff determined that this application met all the requirements of the County code. And because of that, unless there is substantial evidence supporting some way in which the design of this building and this development has not met County code requirements – if there is let us know. I haven't heard any. I heard a lot of fears and concerns about the traffic impact analysis for example, and Morey Walker has been doing traffic impact analyses in this area for a long, long time. Staff has been reviewing his analysis. Mr. Kavanaugh looked at it very carefully. Mr. Kavanaugh concluded and staff concluded that this TIA meets all of the County code requirements.

We're either a nation and a county of laws or we are not. We had a lot of folks here tonight talking that, hey, they would like to take another crack at it. Let's have some more planning. Let's have some more meetings. Well, that's great, but that's not how this County code is set up and that's what we are here to do is follow the County code and that's what we've done.

And in terms of attacking the particular retail use, as I said before, this County does not get in the business. It doesn't say here – it has a list of allowed uses, retail sales and services up to 50,000 square feet. It doesn't say, oh, you can have this particular type of retail sales or service or not. There was a discussion of some kind of x-rated or adult stores. Those are regulated by the code. You can't do that. If we walked in with that kind of application, that section of your code would apply. So unless there's some sort of special circumstance like that, this is a retail use and you don't go beyond the requirements of your code to say, well, we like this one and we don't like that one. That wasn't built into your master plan and that was not built into your code.

One other thing I just wanted to point out. There was an article that I think was passed around with some of the stuff that got handed out earlier and it said, on the first page, "Promises made to the community and to the County by developer Joe Miller need to be remembered, i.e., – and this is underlined on the first page – there will not be a dollar store as part of his development. See attached article." I read the attached article three times. There's no mention of particular uses including a dollar store. So I just wanted to point that out to you all. And again, in making your decision tonight, please keep in mind that what staff's decision was was a ministerial administrative decision, and that applies to this body as well. A ministerial development proceeding, Section 4.3.3 of your code, says ministerial development proceedings involve non-discretionary application of the standards of the SLDC to an application. Period. That's what we're here to do tonight. This is not a forum to reopen the planning process. to do so would be violating the County code. Thank you. And Mr. Walker, if you want to say just a few words about your TIA. And we appreciate your consideration.

MEMBER RAZNICK: Mr. Chair, I have a question. So I'm listening to you. You're saying that this committee has no choice but to approve the application.

MR. KARNES: Chair Gonzales, Member Raznick, absolutely not. I just read to you the County code. It says, ministerial development proceedings involve non-discretionary application of the standards of the SLDC to an application. There are lots of standards set forth in your code. That's what staff did. They reviewed them and they started out by saying – there were some things that they said, hey, it's not clear. Or this may not comply with our code requirements.

It was an iterative process to get to the point where we could demonstrate, based on evidence, based on our plans and our application that this application does meet the requirements of the County code. You're free – absolutely. You are reviewing an appeal of that decision. So this body, if you say Section 4.3.5 is not met because of this reason based on this evidence, that is a basis to deny – to uphold the appeal and deny the application. But saying we want to go revisit the planning decision, revisit whether a retail use should be allowed on this property and has been for the last several decades, from my perspective that is outside the bounds of your review tonight.

And I'd be happy if County counsel wanted to weigh in on that as well. I'm the attorney for the applicant and I – my job here, I got hired to ensure that this application

meets the County code. I was very pleased when we got to the point with staff where they said, yes, it did. We got an approval. This is an approved project as we stand today. So I hope that addresses your question, sir.

CHAIR GONZALES: Thank you. Morey.

[Duly sworn, Morey Walker testified as follows:]

MOREY WALKER: Morey Walker, Walker Engineering. Just real quick about the traffic study. I've probably done 100 of them, at least, and I know how to do traffic studies. This does meet not only Santa Fe County standards, it meets State Highway standards. One of the comments – I mean we can go into it at length of how we do traffic studies, but one of the comments was that the traffic counts at 7:00 to 9:00 and 4:00 to 6:00 are inadequate. Well, that's not true. Those are the peak hours. I went out myself and looked at it and you can tell when the traffic goes up and it comes back down. And it did it every time at those hours. So they were adequately counted, cars counted, and I just wanted to let you know that.

One other thing is, I don't know if you know this or not but Joe Miller put in, I think, about \$50,000 per traffic light. Those traffic lights were put in because of his development. One of the reasons it was put it was because of his development, and he put money into it. So we're talking about safety issues, well, he's already put in money to make that place safe. If it weren't for those traffic lights that road would be a lot worse. So he has put money into it and it's because of this development.

One last thing is the traffic study was kind of blind as far as what the use is, as far as the specific uses. I didn't say this is a Dollar General, this is going to be a Dollar General built there. I looked at [inaudible]. It's just a retail. I looked at it – when I do a traffic study, I say this is retail. This is a pharmacy. This is – that's how I do a traffic study. So it's not specifically for a Dollar General; it's for the master plan of the development and that's how we do it without any prejudice as far as what the use is.

CHAIR GONZALES: Morey, when was the most recent traffic study done?

MR. WALKER: I don't know exactly. I think it was done last year. I think – or this year.

MR. KARNES: I believe it was the spring of this year.

MR. WALKER: The spring of this year. I didn't bring it with me. I wish I had. I didn't realize it was going to be an issue. It's 2019. I've counted that thing four times, those intersections four times and I've looked at all of them. I've probably counted them more than anybody else has.

CHAIR GONZALES: Frank.

MEMBER KATZ: Is part of the strategy how much traffic will be generated by the business?

MR. WALKER: Oh, yes.

MEMBER KATZ: What were you using to – what was the basis?

MR. WALKER: I use what we call the ITE rates, the Institute of Traffic Engineers rate. What they do, they count – they have charts that they count all over the United States similar projects so they know, similar projects how much traffic gets developed with the square footage or the number of cars or whatever. It's standard. And they're actually really conservative as far as I've ever found out because I've never –

every time I've counted one I've never seen it actually get close to what the traffic that is actually is getting generated.

MEMBER KATZ: What was the number of cars that they use?

MR. WALKER: The number of cars?

MEMBER KATZ: That that would generate.

MR. WALKER: I actually, when I did the traffic study, I did it for the whole development. I didn't just do it for that one little parcel. I did the traffic study for the whole thing.

MEMBER KATZ: Okay.

MR. WALKER: When I did that, when we looked at the whole process, generally – I just finished one up in Questa for the same type of development. It was – if I'm not mistaken, it was like 12 or 11 cars in the a.m. and 30 to 35 cars in the p.m.

MR. KARNES: Those are peak hours, correct?

MR. WALKER: Peak hours, yes.

CHAIR GONZALES: But that was in Questa.

MR. WALKER: Well, it was the same thing. It was the ITE rates. Exact same size of building, exact same thing and everything. It's kind of independent of where it is. We use the same numbers.

MEMBER KATZ: It's not very confidence inspiring that the building in Questa is going to generate the same amount of traffic as these two main highways, I-25 and 285.

MR. WALKER: I kind of missed the point on that one actually. It's independent of where it is. I mean –

MEMBER KATZ: It's not independent. That location is where it's happening.

MR. WALKER: It's independent of how much traffic – I use – actually, what they did, they counted cars in the urban areas. The ITE rates are based on urban developments, which is actually higher than what you would have out in Eldorado. So we actually use urban traffic counts to our study. Okay? It's the same – I said Questa just because it's the same size of building. It's based on the size of the building, not where it is. It's based on the size of the building. And it's based on counts they did in urban areas. Okay? So it's much, much higher than what you would see out there.

MEMBER RAZNICK: Mr. Chair, you did a traffic study dealing with today, when you did it. The realities of what you counted. That's not – correct me if I'm wrong – it does not take into consideration that there's approximately – I may be wrong – but I'm sure I'm being conservative – 1,000 undeveloped lots, potential, in the 285 Corridor from I-25 down to Lamy, both sides.

MR. WALKER: Actually we did. We took into account in that we look at traffic in five years. I think it was a five-year period. We actually took our traffic that we count now and increased it every year by about three percent. Three percent, three percent, three percent, for five years. So we actually increased the actually back around traffic. And then, on top of that, we added our traffic. So we added traffic on top of traffic to do our study.

MEMBER RAZNICK: A second question. Do you analyze the vehicles that are getting off I-25 to 285 South, i.e., the number of trucks that once they get off the interstate you see them pull off to the right?

MR. WALKER: Right.

MEMBER RAZNICK: Also coupled with those vehicles, because I travel that –

MR. WALKER: Right. I understand.

MEMBER RAZNICK: I live in Eldorado. Coming down 285 on Old Las Vegas Highway you have to be very, very careful about the merging, because it's a very short run to get to Avenida Amistad and people getting off I-25 have to quickly get over into the left-hand turn lane as traffic is coming down 285, where Café Fina, etc. is.

MR. WALKER: No, I did not study that. That was not requested by either the – it's more of a Highway Department issue more than what we can do. Again, all we did is look at the development itself regardless of where this Dollar General was and we just see what capacity there is in the roadway system itself.

MR. KARNES: And Chair Gonzales, if I may just add on, Commissioner Raznick.

MEMBER RAZNICK: And you would have to have experienced that yourself.

MR. WALKER: Absolutely.

MR. KARNES: I just wanted to point out that this traffic impact analysis was reviewed both by County staff and by NMDOT staff, according to the standards that are set forth in the SLDC and the NMDOT rules and they both determined that this project and this impact analysis meets all of the standards. That's how the process works.

MEMBER RAZNICK: Counselor, what is the effect if any, because 285 is also a US highway.

MR. KARNES: I believe it's within NMDOT's jurisdiction.

MR. WALKER: It's in that jurisdiction. And it's been a long process of developing all the traffic studies. Every time we come up with a new development we have to look at things and we do. If there's improvements we have to do, we'll do it. That's the reason –

CHAIR GONZALES: How long is a typical traffic study these days? How many hours, days?

MR. WALKER: What do you mean? As far as what?

CHAIR GONZALES: Time to do it.

MR. WALKER: Time to do it? It takes probably about three weeks. As far as the development –

CHAIR GONZALES: Every day? For weeks?

MR. WALKER: Oh, the counts. We have to do counts –

CHAIR GONZALES: Is it all day long? Is it –

MR. WALKER: No, no. Because again, it's peak hours. We look at the maximum amount of traffic on there. And clearly it's always 7:00 to 9:00 in the morning, 4:00 to 6:00. It's clearly that. And I've been out there enough times to know that and we have to do Tuesdays, Wednesdays, Thursdays we do the counts. We have to look at a standard.

MEMBER RAZNICK: Just a thought and a question. So you both sat here and listened to all the comments. What are the effects – I think it was Representative McQueen talked about a DOT study that is being done. What do you make of that?

MR. WALKER: It's the first time I've heard that. Not heard a word of that. I'm sorry.

MEMBER RAZNICK: Because I know Senator Wirth and Representative McQueen came out to the corridor in response because of the number of fatalities and accidents. In fact over the summer I had a situation myself, pulling out of Avenida Vista Grande on a green light. And I'm very cautious. I tell people when you're turning left, better look both ways and be prepared. And sure enough, that truck sped up and ran the light. I also tell people don't turn from the right. There's two turn lanes. There's only one turn lane presently on Avenida Amistad. On Avenida Vista Grande there are two left-hand turn lanes. Never turn left on the south side of that turn lane because it's a blind spot and that's what happened to the former head of the Santa Fe County Democratic Party. She turned right and got clocked by a truck. She was blindsided.

CHAIR GONZALES: All right. Any other questions?

MR. MANZANARES: Mr. Chair, if I could just have a quick word. I believe there was a narrative tonight that staff was not transparent and did not conduct reviews in accordance. As the case manager, I've met with more than a dozen people personally, in person in office, responded to countless emails, phone calls. I don't know how you can say that the public notice boards were not efficient when it sparked a 1,900 page addition with signatures on it.

But the reason that the traffic impact analysis was not included as an exhibit in this is that we said that this met all the code requirements. Therefore we approved it administratively. So if you have questions about the traffic impact analysis I would gladly go over it with them individually. But we did look at that. DOT looked at that. If you look at Exhibit 10, you've got page NB-99 through NB-111, there's correspondence from all of the agencies that looked at this and gave their approval on the project.

So the fact that they're trying to question that staff didn't take the time to look at this and do it properly, we did. We went through countless redlines with the applicant and I just wanted to put that on record. We didn't just approve this like [inaudible] It did go through a review and we were very open with the public as far as if they wanted to meet. I met with, like I said, numerous people.

CHAIR GONZALES: I do have a question for you. Somebody – one of the individuals said a comment about some conditions of approval that were not met. Do you know –

MEMBER RAZNICK: Somebody said something about some conditions. They never identified it.

MR. MANZANARES: Mr. Chair, like I said, if the application did not meet the SLDC we would not have approved it administratively. There was a lengthy process. If you look from the start of the application to approval date it was almost four months, so we definitely went through different rounds, different plan sets, critiques here and there. So it was a very thorough review.

CHAIR GONZALES: Another thing that came up was the steepness. What can you tell me about the steepness? That seemed to come up a couple times.

MR. MANZANARES: So there's a grading and drainage plan on your plan set.

CHAIR GONZALES: So there's no issue of 30 percent slopes?

PAUL. KAVANAUGH (Building & Development Services Supervisor): Mr. Chair, there's no steepness. The steepness they're talking about is the hill that's basically adjoining this lot. Above it or behind it. But the lot is basically flat. There's a drainage easement actually between the steep slopes and the building itself. We kept that open and we kept all the steep slopes. We're not impacting these slopes.

CHAIR GONZALES: So that property is vacant. Right?

MR. MANZANARES: Mr. Chair, there's an existing mobile home that will be removed contingent upon the project being approved.

MEMBER SHEPHERD: Mr. Chair, I have a question for staff. Going back over the master plan, when was the first master plan approved? What year?

MR. MANZANARES: Mr. Chair, Commissioner Shepherd, I believe it was the early 90s, 1992 to 1993.

MEMBER SHEPHERD: And how many times has it been formally changed? I mean substantively changed, not just dot the i cross the t.

MS. LUCERO: Mr. Chair, Commission Member Shepherd, it's been amended several times. I'm trying to think back. It may have lost – the original approval may have been rescinded or may have lost its status so they came in subsequently and requested a new master plan.

MEMBER SHEPHERD: When was that, roughly?

MS. LUCERO: Probably in the early 90s.

MEMBER SHEPHERD: Okay.

MS. LUCERO: And then when the US 285 Corridor Ordinance came into effect, they came in to amend their master plan to be consistent with that 285 Corridor Plan.

MEMBER SHEPHERD: About when was that?

MS. LUCERO: Gosh, I don't know. I want to say maybe 2010? Around that timeframe.

MEMBER SHEPHERD: Because what I'm trying to find out, several people have said that there is an article that quotes Joe Miller saying that there will not be a dollar store and we have that one piece of cardboard with some quotes on it in front of our chairman. But I have spent some time and I'm still looking for the actual article. Unfortunately, our wifi tends to – it looks like it's down. Because I was going to try to search for it, because there was some traces. But I do not find any place where he said there would not be a dollar store. And I would like to know whether that is fact or fiction that the owner said he's not going to – at some point during the development of the master plan, 1993, 2010, whatever, he said in terms of the intent of the development plan, even though it says in the usage list, retail sales. There seems to be this implication from some of the residents that the verbal discussions were retail sales, but retail sales consistent with what they need in Eldorado and not big box. But yet I don't see anything that said that Joe Miller has said that, and I can trace it back to a verifiable quote. And since I can't then I will assume that it isn't.

MEMBER RAZNICK: Somebody is showing me something.

MEMBER SHEPHERD: I have read that article completely and there's nothing in it. There's nothing in it.

MR. CATANACH: I saw the article last week.

MEMBER SHEPHERD: I had the same article, and I read it five times and it does not say – show me in this one. Is this the same article? Show me in one copy. Because I don't have that copy. Because that particular paragraph is not in my copy.

CHAIR GONZALES: Anybody out there in the public that would like to come in here and sit down with us there's a few seats up here that are available and you're welcome to come in.

MEMBER SHEPHERD: This is part of the confusion. You're coming in with a package that has this quote in it, but it's not been distributed. It was not distributed to the Planning Commission, and I have to insist, because this is what was submitted to us.

MR. CATANACH: The *Santa Fe New Mexican* article is right here. [Displays article on his cell phone] It's exactly what you have there but this is from the *santafenewmexican.com*. "Developer plans – and this is exactly his quotes and his words down here.

MEMBER SHEPHERD: I would like this to be in a way that's submitted into the record because I think it's important to know what the intent of the developer was.

MEMBER RAZNICK: Mr. Chair, if there's only one copy right now of that article, can that be passed so the committee can look at it? And also, I'd like to add – is Danny still here?

MR. KARNES: He left.

RICK WORD (Assistant County Attorney): Mr. Chair, if there's a way to make a copy. I'm a little uncomfortable with an electronic copy being passed around. If we're considering something we should get it in the record.

CHAIR GONZALES: She's going to make copies.

MR. WORD: Great.

MEMBER RAZNICK: I just want to state, not that I attended all of the planning meetings of the 285 Corridor. I certainly attended the last one where there was discussion of what Mr. Miller wanted to do with some apartment rentals and types of facilities that he was looking for, and urgent care type facility, medical, and he was talking about services that were needed by the community. There was not discussion of fast food restaurants and this type of operation. That's my recollection when that was – not this past summer but the summer before, we had a community meeting where there was standing room only. So this is different than what – in fact I think one of the handouts refers to it because I saw the realtor's name, and they were conducting the meeting and Joe sat in the back, as I recall, and Danny Martinez was there. The overall presentation – it was going to be earthy and more organic, and yes, there could be some national businesses but things that would complement what was going on in the corridor. That's the feeling that I walked away from with. Just a personal observation, my recollection.

MEMBER SHEPHERD: Mr. Chair.

CHAIR GONZALES: Mr. Shepherd.

MEMBER SHEPHERD: When I've listened to the timeline, and this has been a long master plan process and evolution, and I understand completely what you have said, that, hey, this is a done-deal. It's on the approved list. We're here just for administrative purposes. The concept of Dollar General is a relatively new retail

technology, if you want to call it a technology. The way that – and I’ve been to – like I went camping down at the state park by Carrizozo and I needed some supplies and there was a Dollar General down there. And it was my first time in Dollar General and quite honestly, what it reminded me of is if you took a Walmart and said get a little bit of everything that’s in a Walmart and put it in a small building. They have a little bit of this and a little bit of that and a little bit of that, but not a lot of choices, but it suited me as a camper, because they had a couple things I needed.

But that technology of an ultra-small general store that operated like they did is new and it’s new to New Mexico because they’re just now starting to get into our Santa Fe area. So I wonder if at the time when the master plan was developed, some of these newer technologies were even considered, like when they talked about, oh, it’s okay to have retail sales. They might have been thinking about the type of retail sales that existed back when the master plan was developed in 1993 or maybe when it was revised over the time. But it might not have included like a smart phone manufacturing center, because that’s a new technology and things like lithium batteries and stuff like that, and hazardous material of that, wasn’t included back in the master plan because it wasn’t part of our technology catalogue when we talked about, oh, well, this is good and this is bad. At the time nobody talked about the problem of lithium batteries blowing up or the transportation problem, or the technology of repair centers for different things.

And I wonder if things like the small, ultra-compact but the very wide offering but very narrow depth in terms of what is offered is something that wasn’t considered at the time when they were discussing putting a master plan around with retail sales. And maybe it was more of traditional retail sales that they were talking about and something like a Dollar General wasn’t considered.

Now, I don’t know how much that affects the whole notion that it’s a done-deal. Everybody approved and go. But I’m hearing the community say, this ain’t what we signed up for. This is something that wasn’t discussed with the community and perhaps it’s because it wasn’t in the radar back when this was discussed with the community in the beginning. And as such, perhaps it is time to reopen the discussion around what is appropriate to the community around what does the word “retail” mean? And I don’t know if that’s something that we should even consider. But that’s what’s going through my mind. It’s like, maybe the game has changed but we’re dealing with an old list and a new game. And maybe everyone’s technically right. Maybe you’re technically right that, hey, this is approved, done-deal, let’s do it. But on the other hand, I’m hearing the community say, hey, wait a minute. The game’s changed. And this isn’t really what we thought the developer had in mind.

And so now I have in front of me the list that says the quote by Miller. And Joe Miller, I’m assuming that means. “They didn’t want a dollar store there,” said Miller, whose daughter and grandson are now helping him with the project. I still have a question on who’s they? Because that doesn’t say, I don’t want a dollar store there. It says they don’t want a dollar store there. So I’m still confused about that, but I’m sorry to ramble but that’s what’s going on in my head right now.

MS. LUCERO: Mr. Chair, if I could just – there’s actually two more pages to the article so we’re [inaudible]

MEMBER KATZ: I share some of these concerns, both the change in the traffic over the years. But the biggest concern really is the Dollar General and I don’t – I

think that the Board of County Commissioners should have a chance to look at whether they want to do the kind of things that a number of jurisdictions, particularly it was cited by Tulsa, the article in the *Times* in October about Tulsa has enacted a specific ordinance to deal with the fact that this is a very different kind of a retail situation that is pernicious to other retail businesses in the area.

Now, I don't know whether that's true or not. I've not done any studies on it but I'm aware of the fact that there has been enormous concern about this and what I would – I'm not comfortable approving it. I think it needs to go to the Board of County Commissioners and I think that when the time is right I would make a motion to get it there.

CHAIR GONZALES: Anyone else? J.J.

MEMBER J.J. GONZALES: I've listened to a lot of people talk here tonight and I don't think anybody has said that this lot should not be a commercial lot. I think there's commercial uses on that. I talked to Mr. Catanach and I asked him directly, are you opposed to commercial development on that lot? And he said no. That's been approved.

Mr. McQueen mentioned about the traffic. That's been a problem. There hasn't been enough studies done. I'm very familiar with one project that was denied because there was a real traffic problem. And everybody said, oh, the traffic is fine, but to this day there are accidents there on a weekly basis. So one thing is traffic access now. The traffic, Mr. Morey Walker says, well, everything is fine. New Mexico DOT says everything is fine. The County says everything is fine.

But you know there still exist these underlying problems and the thing is that I see that there's a lot of need for this type of store but the goods that they sell is very readily available in Eldorado and Eldorado has a couple of shopping centers that cater to the needs of the residents. And also I think Mr. Miller has several, many lots in that area and I think he has options. There's other options. It's not just tied to this particular development. The developer says I want this store there. Mr. Karnes says you have to approve this particular plan but I think this particular application or the appeal that is – whether approved or something, the appeal. Not the applicant there. And also in this area, it seems that this type of store in this area is probably not the ideal place to have it. There's Dollar Generals in Santa Fe. I recently traveled in Pecos and there's a Family Dollar at one corner and half a block away there's a Dollar General. I mean, it seems that there's a commercial lot available and it seems that Family Dollar always competes with Dollar General. That happens on Airport Road and there's two stores within half a mile of each other.

I think that this is just not the location for this type of store. This type of store in that area, I think – I feel it's out of place. That's just my comments.

CHAIR GONZALES: Basically, I pretty much concur with Frank and Fred here. I did write down a statement. I just want to say that this Commission grants or denies variance requests monthly to the County code, usually based on supporting documentation such as terrain, grades, driveways, heights of structures, etc. Now we have gotten a request to recommend retraction of an approved development permit. I have not seen the technical or other information to not allow this permit. A lot of what I'm reading and hearing is that the project does not belong, etc.

Part of our job as Commissioners is to identify flaws in the County code as well. These type of concerns that have been brought forward tonight would require changes to the code. Of course these decisions need to be left to elected officials. In addition I would like to say individuals who create or purchase these types of pre-zoned projects have rights as well. They have every right to build something on their property. Some protesters mentioned the store was not needed and would put other stores out of business. Maybe they've got that right, but I also think that every individual has a right to attempt to start a business and if it fails, it fails, if it succeeds it succeeds.

Those are just my comments over the meeting today. Anybody else?

MR. WORD: Mr. Chair, if I may just point out procedurally an option before you entertain motions on this. I believe the representative from Mr. Miller spoke in his presentation that Mr. Miller would still entertain offers to buy the property and you heard some of the persons that spoke in opposition state on the record that they had communicated an offer to purchase the lot in question, which if that deal went through would essentially take care of a thorny issue for this body.

So one option you have procedurally is always to continue the matter until a future meeting, continue the hearing. And given that you had representations from at least representatives to the parties that they are interested in doing a deal, that's a possibility that's been considered.

CHAIR GONZALES: Hearing that said, what's the pleasure of the Commission?

UNIDENTIFIED SPEAKER: May I say something?

CHAIR GONZALES: The public hearing is closed.

MEMBER SHEPHERD: Mr. Chair.

CHAIR GONZALES: Mr. Shepherd.

MEMBER SHEPHERD: I'm of the opinion as Commissioner Katz referred to as well to approve the appeal as a mechanism to get it into the County Commission, because I'm going to assume that because of the investment and the finances involved that if we agree with the appeal then it's going to get appealed to the next level up, which will take it to the County Commissioners. Because I'm uncomfortable with just blindly going through with the – it's in the master plan; we've just got fall in line with it. I respect the fact that there's a lot of energy in the community that needs to be addressed somehow and the best way to address it in my opinion would be to bring it up to the County Commissioners.

CHAIR GONZALES: I agree. I think it's a call for the elected officials.

MEMBER SHEPHERD: And with that, then I would make a motion that we approve the appeal. Is that the proper words? Approve the appeal without conditions.

MR. WORD: Mr. Chair, members, I believe you're sitting – you're basically sitting in the shoes of the administrator. This is in effect a *de novo* appeal, so you're making the decision on the application. If that's the intent of the motion it would be, I suggest, approve the appeal and deny the application.

MEMBER SHEPHERD: Yes. What he said.

MEMBER KATZ: I will second that motion.

CHAIR GONZALES: Okay.

The motion passed by unanimous [6-0] voice vote.

CHAIR GONZALES: Thank you all.

VII. Petitions from the Floor

None were offered.

VIII. Communications from the Committee

Member Shepherd stated he would not be attending the December meeting. Member Raznick said he may not be able to attend that meeting as well.

IX. Communications from the Attorney - None were presented

X. Matters from Land Use Staff

Ms. Lucero announced terms are expiring in January for Chair Gonzales, Member Shepherd and Member Martin. Those wishing to continue to serve on the Planning Commission should submit a letter of interest and résumé by 5:00 pm, November 26th. These can be emailed.

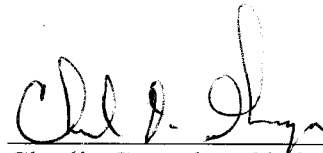
Chair Gonzales thanked staff for their good work and the members concurred.

XI. Next Planning Commission Meeting: December 19, 2019

XII. Adjournment

Having completed the agenda and with no further business to come before this Committee, Chair Gonzales declared this meeting adjourned at approximately 7:02 p.m.

Approved by:



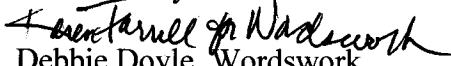
Charlie Gonzales, Chair
Planning Commission



ATTEST TO:


GERALDINE SALAZAR
SANTA FE COUNTY CLERK

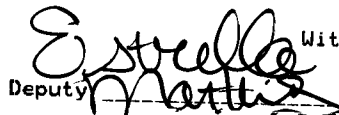
Submitted by:


Debbie Doyle, Wordswork

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

PLANNING COMMISSION MI
PAGES: 117

I Hereby Certify That This Instrument Was Filed for
Record On The 20TH Day Of December, 2019 at 02:49:11 PM
And Was Duly Recorded as Instrument # 1905000
Of The Records Of Santa Fe County


Deputy _____ Witness My Hand And Seal Of Office
Geraldine Salazar
County Clerk, Santa Fe, NM

Santa Fe County Planning Commission: November 21, 2019

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL - CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

We strongly oppose this proposed business plan, and we will plan to vigorously fight and boycott this unpopular, unwanted, and unnecessary Dollar Store.

NAME/SIGNATURE ADDRESS EMAIL ADDRESS PHONE#

1. Charles Lamson 4 Condesa Ct. charlie.lamson@gmail.com 505-469-2622
2. Glami Payer 10 Rancho Vencano Rd effotoe@global.net 505-469-2622
3. Jack Dant 6 Vereda Mesita, Santa Fe, NM 87501
- John Charbonneau 24 Condesa Rd Santa Fe NM 87508 505-670-8222
5. Susan Paez CO 30 Rancho Verde 87508 SaePae73@gmail.com
6. Robert Nelson 3 Plasterman Ct 314-954-2506
7. Paul Leroy 11 Palacio Rd 505-607-8787
8. [Signature] 3 Caliente Rd 10 505-557-7887
9. [Signature] 117 Rancho Rd 505-490-0660
10. Pat Gesto 1 Altura Rd 505-466-3725
11. Joseph Mohanne 21 Estombrer Rd 402-630-7619
12. Marilyn Mohanne 21 Estombrer Rd jmo7a@gmail.com 402-953-6835
13. Doyle Gibson 1144 Jerano Pl sgibson95@yahoo.com 505-699-372
14. Sarah Jones 53 Camino Arco stxbun@gmail.com 466-1425
15. Jerry Williams 8 Redondo Ct 466-6309
16. Judith Williams 8 Redondo Ct 466-6309
17. VIVIAN SMITH 9 Esquina Road 466-3702
18. John White 5 Alcala Loop 466-3599
19. Robert J. Hynd rhynd@gmail.com 405-923-9235

(over)

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87508



352-325-0934

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Margaret Keel 57 Camerada Loop
Bert P. Keel, 5 Quervo Rd 505-920-3178

Kathleen Kimberlin Schofield 15 Calle Electra

Mavis Murphy 19 Jornada Pl.

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Tenny Bondurant 8 S. Hijo de Dios, Santa Fe

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Dena Smith 1 Jose A Gonzalez Pecos, NM 87552

Chuck Smith 1 Jose A. Gonzalez Pecos nm 87552

ARON CARLTON 26 PALACIO RD SANTA FE, NM 87508

JOAN HARVEY 87 MOYA RD S.F. N.M. 87508

Minnie Murray 22 Vaguerotr S.F. NM 87508

Cheryl Pedersen 53 Camenolite S.F. 87508

Jim Oliver 2 Conchas PL SF, NM 87508

PHIL ABHERE 3 AZUL DR SF NM 87508

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PEOPLES' PETITION

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NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Toker Mader	75 Winding Rd.	toker_n_electronics	505 686 1829
2. Derre Richards	18 Remedios	sustain.life@yahoo	817 999 5188
3. MINI DEKKER	6 CAM CABO	6camcabst@protonmail	
4. Clair Gardner		clairgardner@gmail.com	
5. Lisa Parks	9 Calle Electra		
6. Joaquin Amador	1 Altezita	Xamador@gmail.com	312-800-993
7. Marilyn Farrell	2 Descenso Rd	mammaleg@cybermen	
8. David Wood	28 Cl. Cristiana	Djwood@aol	505-317-0001
9. Rawlin Tucker	9 Withersburg S.F	87508	874-7722
10. M STEVE			2619
11. R. Ariz			505 490 889
12. M. Ariz			505 490 8897
13. Janet Wise		janwise@comcast.net	505 690 4286
14. Marcia Gardner	18 Melado Dr	marcia.chavez7@gmail.com	505 670-5186
15. Jon Bair	2491 Sawmill	jbair7@aol.com	
16. Alasdair Gilchrist		gilchrista.39@gmail.com	
17. Clara Kilgore Gilchrist		clarakilgore.68@gmail.com	
18. Teresa Cummings Rogers	23 Alcalde Rd	87508-outahere@sbcglobal	
19. Nathaniel Hume	6 Monte Alto Ct.		466-1207
20. Sarah W. Coetz	514 Douglas Street SP	87505	
21. Fran Hardy	31 Old Road Lamy	87540	466-6400

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NAME	ADDRESS	EMAIL ADDRESS	PHONE#
1. JOHN BESSONE	4 DESCANSO ROAD		501-0230
2. Lisa Bessone	4 Descanso Rd	lisa.bessone@gmail.com	577-9500
3. John Baker	10 Descanso Rd		603 6076
4. Judy Corbin	8 Descanso Rd		660-0930
5. Jane Otter	11 Descanso Rd, Santa Fe		466-6465
6. Terry R. Otter	11 Descanso Rd, 87508 SE		466-6665
7. Cistine Marchand	17 Descanso Rd	terefishyfishy@comcast	
8. Paul Marchand	17 Descanso Rd		660-993
9. NANCY NORTON	23 DESCANSO RD	nanny@70@gmail	830-370-963
10. Richard NORTON	23 DESCANSO RD	NORTONrichard01@gmail	830-377-449
11. Pamela Farham	24 Descanso Rd		690-9145
12. KARMA LAMA	15 Descanso Rd	KARMA10@CYBERMEJA.COM	505 501 5091
13. Christopher Smucker	14 Descanso Rd, Santa Fe, N.M. 87508		505.3.03.91533
14. Kevin Wohlmyt		Kevin_bach@yahoo.com	
15. Rick Young	16 DESCANSO RD.		505-954-1849
		R.YOUNG@BLUES@GMAIL.COM	

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NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. KRIS HANSEN	Kris Hansen	6 Descanso Rd	micasadescanso@gmail.com	505-274-6851
2. Dana Root	Dana Root	6 Descanso Rd	droot25@gmail.com	414-232-7825
3. Winnie KLOTZ	Winnie Klotz	12 DESCANSO RD	pgh1929@gmail.com	505-466-2116
4. SUSANN THOMPSON	Susann Thompson	5 CONDESA RD	szterrell@gmail.com	216-402-9666
5. MICHAEL THOMPSON	Michael Thompson	5 CONDESA RD	MRLINVOLUTEE@gmail.com	440-666-8119
6. Peyton Young	Peyton Young	8 Rosa de Castia Ln	peytonyoung510@gmail.com	466-7460-74
7. Mammata	Mammata	2 Descanso Rd	mammata@cybermesa.com	518-605-302
8. Mary Kay	Mary Kay	18 Montez Rd	Mary321143@aol.com	466-4809
9. Edward Velie	Edward Velie	60 Verano Loop	levelie@aol.com	466-1633
10. John Benson	John Benson	39 ALONDA RD	John J Benson	4570P COMCAST.NET
11. EDWARD EGAN	Edward Egan	8 ESTAMBRE RD		204-1768
12. CAROLYN FITZGERALD	Carolyn Fitzgerald	8 ESTAMBRE RD		(40)206-9009
13. Arlene M. Mayer	Arlene M. Mayer	4 Alamosa Rd		
14. Marty Anderson	Marty Anderson	22 Altamir Rd		
15. Howard Kwagye	Howard Kwagye	123 Bishop Plame Rd	hkawagye@usa.net	505-466-6816
16. Bob Hardy	Bob Hardy	2 Antigua Pl		6702259
17. Elizabeth Jean Salisbury	Elizabeth Jean Salisbury	PO Box 200 Pecos 87552	ej.salisbury@usa.net	505-470-9812
18. BRIAN CASSIDY	Brian Cassidy	6 Cassidy	bcassidy@cybermesa.com	505-699-0918

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NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. WILLIAM BALA	W-ALBA	178 AVE. VISTA GRANDE	725-1723
2. DANIEL HEALEY	DOUG	1 AZUL LOOP Santa Fe NM	87508
3. BOB SHIRLEY	BOB	2 Puerto Wagon SFR	
4. JILL AGUILAR	1 DOWLA CT	enjoypapamurphy@hotmail.com	505-379-2433
5. JOE ALOIA	Joe Aloia	MALOA129@HOTMAIL	505-466-1226
6. ED MAYERSON	Ed Mayerson		
7. FAY C. KWONG	8 RIVINGTON Circle	FAYOWTF@OUTLOOK.COM	660-580-0396
8. Debra A. Martin	Debra Martin	85 Alveza andie@katchmartin.com	505-930-6002
9. David Saurkel	David Saurkel	2 Pueblo Way	466-7802
10. Cynthia Weehler	Cynthia Weehler	90 Descanso Rd. Santa Fe 87508	505-838-3351
11. THOMAS WOOD	P.O. Box 332 Rowe NM		575-541-1211
12. Doreen Hurtig	2 ALTURA DE Santa Fe NM		505-466-0252
13. Marla	Marla	mlipkins@gmail.com	
14. John Segell	John Segell	Segellceramics@gmail.com	466-2745
15. Debra Denker	Debra Denker	swlight1@gmail.com	505-466-4509
16. Joe Mullins	10 Baker Rd	Joe@fishpond.net	943-57-0784
17. Chai, Anand	8 Jornada Way	Chai@epicwork.com	920-4908
18. DON MENGAY	35 CUESTA RO	donmengay@yahoo.com	

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NAME	ADDRESS	EMAIL ADDRESS	PHONE#
1. CHANNING SANCHEZ	35 CUESTA RD	CJSCL6set@gmail.com	
2. Thomasina Prasad	9 Bosque Loop	thomasel13@comcast.net	
3. Susan Faust	8 Boina Ct.	SUSAN@SUSANFAUST.COM	
4. JANIE MILNER	55A STATE ROUTE 50	jmttner-sf@yahoo	
5. Robyn Johnson	4 Cuesta Lane	rleigh2@gmail	
6. John Goggin	1 Vista Grande Circle	jgoggin@me.com	
7. Fred Nehring	163 Pleasant Cove Rd	Boothbay, ME 04530	
8. Nancy Trent	103 Moya Rd	nstrent@gmail.com	
9. Neal Harris	20 Puerto Rd	Santa Fe NM 505-466-523	
10. Mark Asst	736 OLD LAS VEGAS Hwy	Santa Fe NM 505-310-1594	
11. Andrew Munn	77 FORD & RA	505-660-5566	
12. John D'Angelle	8 TATIANA SF		
13. VINCENT MARIANO	76 CAMINO SAN LUCAS	2106011426	690-7488
14. Gene & Debra Doyle	42 Cuesta Rd	doyle505@earthlink.net	
15. Praxedes Salazar	13 Camerada Rd	San Juan NM 505-920-3824	
16. Carol A. Magar	Animagui	505@gmail.com 505-921-4889	
17. Linda Murillo	16 Palacio Rd	SF 87508 (j.nangeno@msn.com 9843173	
18. DEIRDRE AFRICA	9 LA OTRA VANDA	CALISTO NM 87540	
19. Kemy Mann	iKimann@earthlink.net		

~~STAFF~~

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NAME/Signature	ADDRESS	EMAIL ADDRESS	PHONE#
1. Phyllis Wahl	24 Antigua Rd.	Whymetw@gmail.com	914-355-6317
2. T. WALK	24 Antigua Rd	whymetw@gmail.com	914-355-6317
3. CARL WALK	24 Antigua Rd	whymetw@gmail.com	914-355-6317
4. Debra Moody	Debra Moody	smoody206.comcast.net	
5. ROBIN HILLIARD	78 VERNOLP	feathernesteg@gmail.com	
6. TORY HILLIARD	78 VERNOLP	"1" "1" "1"	
7. Kristin Wilson	34 Fanda Rd	Kris27nic@yahoo.com	
8. Patricia DRAV		ulsterbayeire@aol.com	
9. Colleen Cunningham	P.O. Box 485 Pecos NM	cunningnec@hotmail.com	
10. Deborah Dymond		deborahdymond@gmail.com	
11. Dan Han		themanofriver@icloud.com	
12. Nicole Jescader		fabie2512@gmail.com	
13. Veronica Oster			505-466-3606
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15. Amy Jakubowski		amy@northeast-surveys.com	
16. Roman Delamater			505-5015490
17. Izab Bruen-Manningstar		izabmenmanningstar@gmail.com	505-795-6241
18. Christina Evans	25 Palacio 87508		
19. HALL BUN	33 CARRON VALLE 87508	lunafegulaw.com	

SFC CLERK RECORDED 12/20/2019

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 South Highway Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncitos, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18th, 2019, Application number 19-541 by Joseph F Miller (Phase I Cimarron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

We strongly oppose this proposed business plan, and we will plan to vigorously fight and boycott this unpopular, unwanted, and unnecessary Dollar Store.

NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Michael Gregory	107 Paseo Del Pinon		505-670-367
2. Christine Wood	35 Colinas del Sol		206-450-622
3. David Dutton	2 Puerto Rd		(505) 577-764
4. Diane Pinney	5 Zonie Way		
5. ALAN WELLEN	40 Hampton Rd		
6. ALEXANDER BRANN	27 Caber Canyon		525-470-875
7. KRISTINA HEIM	506 Ranch Road		505-316-497
8. Clint Barb	901 W San Mateo		505-572-890
9. Elaine Davis	12079 Hwy 1		706-331-8179
10. Janna Kip	41 Lane Dr S/2		505-466-0291
11. Vidan Seale	53 Medley Dr Lamy, NM		
12. Brittney Bernicegard	3 Aster Rd		
13. Daniel Emond	3 Aster Road		
14. Mike Palacios	25 A Line Kila Rd Lamy, NM		231-0295
15. LARANE FERGUSON	phobething@yahoo.com		
16. STEVE SMULKA	SSMULKA@GMAIL.COM		
17. RACHEL SAMUELS	39 Aventura Rd 87508		505-670-2990
18. TY SMITH	11	tyed94smith@gmail.com	

SFC CLERK RECORDED 12/20/19

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 South Highway Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncitos, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18th, 2019, Application number 19-541 by Joseph F Miller (Phase I Cimarron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

We strongly oppose this proposed business plan, and we will plan to vigorously fight and boycott this unpopular, unwanted, and unnecessary Dollar Store.

NAME/Signature	ADDRESS	EMAIL ADDRESS	PHONE#
1. ED CASTRO	19 CERRADO LP	Eddy6055@yahoo	608-770-5004
2. Diego W		lmoyses@aol.com	
3. Pedro V. Mantz	2 Fortuna Rd	E/Luca+059@hotmail.com	929-7969
4. RICHARD HUNTER	41 Estrellas Rd N. 87506		473-3097
5. BRIAN KEEP		jimmybriankeep@gmail.com	608-770-5004
6. Donata Traverso	- donata@pecos-nm.com		473-3097
7. Maryes	5650 100		
8. Valente		Vleon@optnet.com	
9. J. L. Plummer	100 PRINCE DE PAZ	jlaplummer@comcast.net	468.990
10. MARGARET VANDYK	19 Cerrado Loop	pvd@hotmai.com	688-575-1960
11. Skyler Juillard	185 BAPula Ridge	sjuillar@yahoo.com	505-231-2153
12. Tasha Silberman	48 Timberwade Rd.	NSILBERM@gmail	510-610-0214
13. Chandra Hankinson	48 Timberwade Rd.	oodna@gmail.com	817-407-0077
14. BRANDON BURNE	2 GOLDEN RIDGE RD	bbyrne@null.net	
15. Nedra Chisler	18 Buffalo Canyon	ntig174	
16. Clint Chisler	18 Buffalo Canyon	macdale-us@yahoo.com	505 504 6355
17. James Dossy	59 Camino Direccion	Doss777@comcast.net	505 466 2415
18. TODD CARTER	LEFT SIDE 575	GMAIL.COM	607
Carrie Ishee	18 Enebro Rd	87578	505-670-8686

SFC CLERK RECORDED 2020/2019

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 South Highway Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncitos, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18th, 2019, Application number 19-541 by Joseph F Miller (Phase I Cimarron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

We strongly oppose this proposed business plan, and we will plan to vigorously fight and boycott this unpopular, unwanted, and unnecessary Dollar Store.

SFC CLERK (RECORDED 12/20/2019)

NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1.	Ingrid Lynn	Ingrid Lynn 130 Principe de Paz Santa Fe NM		87505
2.	Chris Tishee	18 Emerald Rd 87508		505-670-2143
3.	Sam Clark	44 Camino Canyon 87508		2147978923
4.	Edith Schick	39 Apache Ridge Rd		466-8677
5.	Jim Vaz	811 Camino Arroyo		577-7052
6.	AAH Wood	12 L Arroyo Rd		831325360
7.	Farland Johnson	61 Verano Loop		971-404-5634
8.	Do	2075 Calle Convento Ste		87505 50598307
9.	G BERNARD	24 Calle ELECTRA		214 505 0341
10.	John Sigler	48A Old Rd. S.		317473 0406
11.	LESLIE CLARK	21 VERANO LOOP SF		87508
12.	Tonia Horton	11 Bosque Loop SF		85508 504-490-2215
13.	Camelia	30 QUADRO RD SF		87508 5052319196
14.	Anthony	30 Pineda Rd SF		87508
15.	Alison Bushnell	10 Bluebell Ct SF		87508 214-755-7822
16.	Debra Bowe	110 San Salvador St		505 501 9312
17.	James	8 Camino Los Hornos Santa Fe		87540
18.	Philip Lusk	philip@lusk.com		

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 South Highway Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18th, 2019, Application number 19-541 by Joseph F Miller (Phase I Cimarron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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SFC CLERK RECORDED 12/20/2019

NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. <i>[Signature]</i>	32 AVE UIEJA	<i>[Email]</i>	
2. <i>[Signature]</i>	1961 Santa Vanda, Lister	<i>[Email]</i>	970-445-0001
3. Nancy Tapp	23 Esquela Rd SF	<i>[Email]</i>	
4. Janet Phyllis	77 McKee	<i>[Email]</i>	
5. <i>[Signature]</i>	740 Old Las Vegas Hwy		505-466-7566
6. Carol Johnson	226 Cal Cueva Rd	<i>[Email]</i>	
7. Alexandra Scharf	686 Oro de la Vaca 87508	<i>[Email]</i>	
8. <i>[Signature]</i>	43 Vermo Loop	<i>[Email]</i>	231-5554
9. <i>[Signature]</i>	1000 Cordova Pl #392	<i>[Email]</i>	
10. <i>[Signature]</i>	4 Uvero Rd	<i>[Email]</i>	
11. <i>[Signature]</i>	64 Comrade Rd		505-982-6179
12. <i>[Signature]</i>	1703 Macdonald St	<i>[Email]</i>	
13. Mina Courtney	44 tres Cientos S.F	<i>[Email]</i>	
14. Doug Bland	76 Encantado Loop Eldorado		466-6886
15. Greg Canyon	3610 Arnold Rd Santa Fe		360-809-0495
16. <i>[Signature]</i>	24 Bishop Lamy Rd Lamy		650-510-4773
17. Anna Slaut	10 Camino Escondido		512-731-4929
18.			

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

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SFC CLERK RECORDED 12/20/2019

NAME/Signature	ADDRESS	EMAIL ADDRESS	PHONE#
1. Nina Rubstock	62 Camarada Sp	nina.beucler@gmail	
2. Susan Cuytters	11 Banta Ct	SF 87508	
3. Danielle Shelley	2 Solano Ct.	87508 danielle@danielle	
4. Mary Jo Stife	13 Champs Duia Lany	87540 maryjstife@yahoo	
5. Jim Pitts	1831 San Felipe Cir	jamelecarpitts@gmail	620-822
6. Sam Spier	1070 Old Forest Dr.	SFBrownCT1@out	
7. David Smith	Daniel Summer	18 Lugo Rd	SF
8. David Smith		David.smith@global.net	
9. Sue Spruill		SUSHA.schmitt@gmail.com	
10. Mick Simon		MICKSIMON@OUTLOOK.COM	
11. M. Stence		982156	
12. Jan Whitell		jwbachi@gmail.com	
13. Susan Miller		SLMILLBOX@gmail.com	505 906 8275
14. SARAH CARSWELL		sarahcarswell06@yahoo.com	505 920 1957
15. Carol Smith		hammerhoe@gmail.com	
16. Jill Silver		jsilver@swscience.com	984-1322
17. Mary K Silver		mary.k@maryksilvercpa.com	501-1410
18. Reese D	42 Cuesta RD	ReeseD505@hotmail.com	
19. Gabe Goyette	" " "	TOUR5050@ARTMUNK.NET	
20. Rebecca Alvarez		alvarez.rebecca@yahoo.com	

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 South Highway Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncitos, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18th, 2019, Application number 19-541 by Joseph F Miller (Phase I Cimarron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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SFC CLERK RECORDED 12/20/2019

NAME/Signature	ADDRESS	EMAIL ADDRESS	PHONE#
1. Michael Spanier - M Spanier	25 Palacio		919-9942
2. Vignier Henry	3201 C Julian Dr 87508		500-1611
3. Tyson Reel	232 Irvine		
4. Deborah Bolder	6 Torneo Court SF 87508	deborah.reel@att.net	
5. Frank Pagan	167 Soaring Hawk Trl SF 87508	frankpagan@gmail.com	
6. Kristin Doris	PO Box 23620 SF 87501		
7. Danny Harding	PO Box 23630 SF 87501		
8. Goose Fedders	Hc 74 Box 618 Pecos NM 87552		
9. Jeanne Simons	22 Chaparral S.F. 87508		
10. Patty Smith	Provence Path, P. Amarillo, Texas		
11. Don Meese	SFE old SFE Int.		
12. Robert Waterman	41 Verano Loop 87508		
13. Christine Zampack	1112 23 Antigua Rd		
14. DREW REESE	DR		
15. Sarah Bong			404 1618
16. Kelly Valenzuela	2 Valenz @ AOL.com		87540
17. Billy VALENZUELA	" "		620-1730
18. Pat Lenn	5 Juco Rd		861 313 0976
19. Laura Zager	33 Camino Valle	faerielaura@yahoo.com	

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL - CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 South Highway Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncitos, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18th, 2019, Application number 19-541 by Joseph F Miller (Phase I Cimarron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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SFC CLERK RECORDED

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NAME / Signature	ADDRESS	EMAIL ADDRESS	PHONE#
1. John Cameron	27 Mona Loop		
2. The Newman	21 Estacada Rd	jenewman@earthlink.net	
3. Mark Keil	8 Moya Pl	keilmk@hotmail.com	920-2948 610-3297
4. Betsy Walker	6 Manzana Ln	betwalk@cybermesa.com	466-1643
5. Leslie Bischoff	9 Duend Rd		466-1940
6. Jackie Cambo	47 Old Rd	jackiecambo@yahoo.com	505-2231
7. Kevin M. Zant	140 14th de la Vn - 124		
8. John Island	8 Azul Way	BOUDREAU98.mae.com	505-666-1386
9. Dandy Smith	149 Calle Optelen	Santa Fe	505-629-0377
10. John Andj	18 Esquina Rd.	77507	304-260-7806
11. Keith Swartz	2180 Jo de la Vaca Rd		214-755-6706
12. Jennifer Warren		jenbwarren@gmail.com	
13. Chris Warren	21 Vaquero Tr.		
14. Ellen Rini's	SF, 87508		505-660-9021
15. Hayner Salazar	H. Salazar	0016@gmail.com	505-699-3268
16. Matias Apodaca	Mapodaca	5156@hotmail.com	505-629-7551
17. Julie Catron		catronj@att.net	505-989-1447
18. Karen Guel	55 Kentucky	55@gmail.com	505-919-8888

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 South Highway Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncitos, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18th, 2019, Application number 19-541 by Joseph F Miller (Phase I Cimarron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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NAME/Signatures	ADDRESS	EMAIL ADDRESS	PHONE#
1. Rob Howe	97 Encantado Loop	rob87501@gmail.com	505 500 469
2. J Cy	97 ENCANTADO Loop	JAACK5787507@yahoo.com	505 231 2624
3. C Kichter	6 AZUL PI		505-770-3631
4. Julie Rink	13 Carito Rd	Julie.Rink@gmail.com	719 580 1095
5. Ron Baker			
6. Joan Weiss	14 Antigua	joanlweiss@yahoo.com	
7. Paul L. Huh	13 Bonito Rd	patzeko@gmail.com	505 466 4288
8. LOIS OWENS	30 BOSQUE LP	LOISOWENS2@gmail.com	
9. Kander Phillips	4 Chiente Place		
10. B. Magaña	19 Encantado Loop S.F.		
11. W. Watson	22 RECAPO RD	wewhatsun@aol.com	
12. Dan Watson Jones	21 AVENIDA VISTA, CAUSTEN	john.watsonjones@gmail.com	
13. J Lynn Luyk	9 Vista Grande Dr	Eldorado 87508	466-1389
14. R. Richards	33 Vista Estrella S. Lamy	97540	rrbr 1725@aol.com
15. Emily Johnson	12 Moya Loop	Eldo 87508	ej4641@gmail
16. JAY CRITCHER	8 ESTAMBRE CT	87508	JAY.CRITCHER@gmail.com
17. Robert Phlaen	3 Moya Lane	Santa Fe 87508	466-3709
18. Benjamin R Schuster	3 Laguna Lane SF	87508	780-5136

SFC CLERK RECORDED 12/20/2019

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 South Highway Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncitos, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18th, 2019, Application number 19-541 by Joseph F Miller (Phase I Cimarron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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SFC CLERK RECORDED 12/20/2019

NAME/Signature	ADDRESS	EMAIL ADDRESS	PHONE#
1. Patricia Ellen Taylor	14 Madole Road SF, NM 87508	alcaldeellen@gmail.com	505 466-6684
2. Barbara Holmes	8 Apache Plume Dr SF	barbaraholmesbh@yahoo.com	982-733
3. Don R. R. R.	13 LUCERO Rd		469-4994
4. David R. R.	13 LUCERO RD Santa Fe		660-2541
5. Kim Crickard	13 Descanso		619-971-3908
6. Camilla England	92 Monte Alto		505-216-8436
7. Richard MacLaurin	18 Cerradoloops		204-6888
8. Manda Keats	299 Calle Santa Maria	(505) 6904565	
9. Kay Thone	41 Verano hoop		466-8385
10. Kim Day	3 Sierra Lejana 87508	kimday126@gmail.com	466-6448
11. Michele Flynn	5 Herrada Pl	micheleflynnent.com	466-1090
12. B. COKE	12 CALLE CABITO 87508	BCKENH@GMAIL.COM	
13. Robbie Heyman	12 Calle Cabito 87508	rgh@sufiafirm.com	
14. DIANA PAKER	2241 PASADEN DE LOS CAMISOS		505-491-6085
15. Allen Anderson	745 Vista Grande 87-164	allenanderson@windstream.com	466-7262
16. Dale Loper	33 Encantado Rd SF	nmsdnetaadmin@gmail.com	
17. Tom Maguire	3 Joya at The arts. exchange		
18. Luisa Kolker	2 Cuesta Ln. SF NM 87508		660-9414
JENNIFER SEDILLO	384 GARCIA ST NM 87508		505-6905613
Tansy Bernier	816 LA BARBARA RD SERNM 87501	tansybernier@gmail.com	

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canonicito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

We strongly oppose this proposed business plan, and we will plan to vigorously fight and boycott this unpopular, unwanted, and unnecessary Dollar Store.

NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
----------------	---------	---------------	--------

1. DAVID COX, *[Signature]*, 35 PINO HAVEN DR. GLORIA, 505-668-4463
2. Elizabeth Knaack, 6 ENCANTADO LOOP SF 87508 462-2639
3. KEN FAUL, 2 ALONDA RD SF. NM 87508
4. Ed JONES, 4 Casa del Oro CT. 87508
5. MICHAEL T. KENNEDY, 10 QUERO RD SANTA FE NM 87508 917-796-3001
6. THOMAS EVANS, 21 FRASCO RD S.F. NM 87508 505-466-2306
7. ~~AND~~ DAVID GAMBLE, 1 S. Nijo de Dias 87508 505-670-1051
8. Julie Reichwein, 13 Carlito Rd Santa Fe, nm 87508 Julie Reichwein@gmail.com
9. SIGA LARAALDE, slarralde2@gmail.com 505 699-7819
10. Catherine Motos, 3 LA PAZ LOOP S.F., 87508 505 466-1640
11. JACQUELYN ABUNDIS, 165 VAQUERO RD 87508 505 4699-4684
12. Mark Baleimovic, *[Signature]*
13. DANA SIMMONS, 9 MONTE AZUL LANE 505-216-6161
14. Cathy V. Shin, *[Signature]* 505-466-4923
15. Chris Prother, 2362 Sta. Barbara Dr. 505 698-2038
16. SUSAN EDMUNDS, 13 AZUL LOOP 87508 505 4666570
17. DOUGLAS REWIN, 6 FROCKE PT. 505-466-1154
18. Maryjane Marsden, 20 Camerada Rd marsden.maryjane@comcast
19. Rebecca Oster, 1 ENCANTADO Lp rexostere@gmail.com 206 797-0684

SFC CLERK RECORDED 12/20/19

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canonicito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Kate Simpson	37A Old Rd Lamy	LifeJezzy@yahoo.com	87540 (505) 670-595
2. C.D. Lytle	12 Garlan Rd SF	C.D.LYTTLEDDP1@GMAIL.COM	505-303-3749
3. Adam B. B. B.	48 Old Rd Lamy NM	82580	505-553-0884
4. Andy Brenner	32 Old Rd	ajbrenner2002@yahoo.com	(505) 412-8621
5. Robert Shelly	2 Solano Ct.	BOBHELLEY2006@YAHOO.COM	505-466-6366
6. Jim Kutska	147 Old Rd	jim.kutska@gmail.com	505-930-0488
7. Gerry O'Hearn	42 Old Rd	gerry@gerrohearn.com	
8. SUSAN CALDWELL	42 Old Rd.	SUSAN@SCALDWELDESIGN.COM	505.466.7406
9. Owen Gray	1/3 Old Rd	owengrey12@gmail.com	
10. Kathleen Lowry	11 Old Rd		466-2920
11. John McPherson	11 Old Rd		466-2920
12. Jose Ruelas	Yamanta 27 Old Rd Lamy		
13. Marilyn Lee	25 B Old Rd S. Lamy		466-2920
14. Karen Schott	40A Old Rd S Lamy		466-2920
15. K. Derenny	40A Old Rd S. Lamy		
16. Mike Saito	405 Old Rd S. Lamy		
17. Tom Hyland	5 Bishop Lamy Rd. Lamy		505.466.7525
18. Lyn Larsen	7 Bishop Lamy Rd Lamy		505.466.1190
19. Thomas Ascher	7 Bishop Lamy Rd Lamy NM		505.466.119

SFC CLERK RECORDER 10/20/2019

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
Ellen McCormick	12 HIGH COUNTRY RD, SANTA FE NM 87508	ellenmccormick1@mac.com	505.913.162
Theresa Oler	9 Esquela Real Santa Fe 87508	theresaoler11@yahoo.com	
K-Bryant	11 MOYA LOOP Santa Fe NM 87508		505-629-5081
URSULA DEABRY	173 godefrida SF 87508		
Anne Liley Cuy	8 Lucero rd SF 87508	AnnieVai55@gmail.com	406-581-5650
Stewart Lyle	8 Lucero rd SF 87508		466-581-6379
Victoria Drake	9 Calle Enrique VED 400	VED400@aol.com	706-566-4744
Jarrod Moore	Jarrod.Moore08@gmail.com		5154904158
Sharon	5 haggman hom SF NM 87508		
ROXANA RHO	rrroccoo@yahoo.com		10 callunk Red
John Cox	john55jeep@gmail.com		1 Herrada Way 87508
Radiu Alexandru	rrroccoo@yahoo.com		5056034481
Michael McBride	20 Alondra Rd. 87508		mjmcb2@att.net
Jim	7666 Calbecs Rd		
James D. Peters	jdt peters47@gmail.com		505 466-4190
Charis Congail-Malmquist	minormammoth@yahoo.com		
Benedicte Valen tuer	bvalen tuer@cancast.net		
Paul Malmquist	paulhenryps@yahoo.com		
Michael L. Wilson	5 Bisbee Ct, Suite 109, Box 240, Santa Fe NM 87508	MichaelAravind108@gmail.com	

SFC CLERK RECORDED 12/20/2019

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 South Highway Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncitos, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18th, 2019, Application number 19-541 by Joseph F Miller (Phase I Cimarron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

We strongly oppose this proposed business plan, and we will plan to vigorously fight and boycott this unpopular, unwanted, and unnecessary Dollar Store.

SFC CLERK RECORDED 12/20/2019

NAME / Signature	ADDRESS	EMAIL ADDRESS	PHONE#
1. Elizabeth M. With	7 Espira Rd.		466-7246
2. DAVID DONATO	110 VERANO LIND		
3. William PAVELL	17 ALIZA RD.		577-2292
4. Renee Upston / Renee Upston	15 Alcalde Rd		505 466-4311
5. Susan Gerber / Susan Gerber	6 Aventura Rd.		505 466-3055
6. Jonathan Holthaus / Jonathan	47 Camino Divitio		660.0534
7. William BFA	7 AVE VISTA GRANDE 87508		466-4508
8. Sarah Connolly	4 Hidalgo Ct.	87508	466-4296
9. Donna Bentley Braumueri	29 Verano Lp	87508	699-8213
10. HARRIET GILMORE	7 ENERO PL	87508	412-1154
11. Melissa Toedtman	23 Camerada RD 87508		913-0209
12. Joseph Stampfer	7 Monte Alto Ln	87508	469-0352
13. Jennie Abrams	16 Mariposa Rd.		466-7514
14. Anne S. Magliocco	35 Altea Rd	87508	
15. JAMES GLENDENING	7 Vista Sierra Bonita 87540		703-310-8789
16. Christine Hughes	7 Vista Sierra Bonita 87540		505-603-7424
17. ELISABETH EDLUND	6 ESPIRA RD. S.F. NM. 87508		466-4203
18. Carol Lachman	5 Oriente Ct 87508		NO EMAIL or SNAIL
19. Barbara Nelson	59 Camerada Lp 87508		505 466-3717

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

We strongly oppose this proposed business plan, and we will plan to vigorously fight and boycott this unpopular, unwanted, and unnecessary Dollar Store.

NAME/SIGNATURE ADDRESS EMAIL ADDRESS PHONE#

1. Jackie Hyra 5 Camino Escondido 701-320-8154
2. Tim Egan 34 Cerro Blanco Rd.
3. Monica Bittman 3 Frasco Rd 505-469-1953
4. Anne Talbot 759 President #40 11215 347-8060354
5. JACKI DAVIDSON 35 Avila Rd 87508 466-3085
6. V. JILL PEARCE 96 Nevada 87508
7. David Money 4 Glorieta Road 87508 505-467-9760
8. Jeremy Martinez 2 Camino pinon 470-3269
9. KATHARINE ISOAZ 7 CERRADO 920-9235
10. ANNIE HACKETT 07 LOS HORNOS ROAD 87540 505-466-2058
11. DAN MCGILL 113 Garbosa Rd Santa Fe 87508 466-3030
12. Caren I. Friedman Caren.friedman 17 Tarro ricarez@comcast.net 505-989-1756
13. Patricia Chavez 66 Camino Rosa Linda - gpadmchavez@gmail.com (505) 670-6181
14. David Krell treekrell@gmail.com 505/690-6675
15. KENNETH KUTHE km@brown.com 505-990-1849
16. Betty Santandrea 1 Puerto Ct. brsantandrea@gmail.com 505-660-0199
17. Anthony Arnold 5 Balde Rd Santa Fe, NM 87508 505-795-0078
18. Steve Holman 106 Myre St. 505-913-0917
19. Jim Kinnard 102-B apache place D S.F.

SFC CLERK RECORDED 12/20/2019

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL - CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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NAME/SIGNATURE ADDRESS EMAIL ADDRESS PHONE#

- TRILLIAN CREATING BALANCE @ GMAIL . COM
1. TRILLIAN WRIGHT-JOHNSON 18 BABANICO RD SANTA FE 509.216.6411
 2. Fran Keller 103 Elvanta Loop SF 87508
 3. DAVID LEEFELDT 36 MOYA LOOP SF. 466-3792
 4. Pamela Walker 6 Palisade SF 87508 505-780-8088
 5. Ron Shetter 3601 Lombardy Rd 505-831-3012
 6. JOEL PEARSON 15 JUEGO RD 505-699-4461
 7. Liza Cowart 112 ACCOITZ md.com 984-2841
 8. Virginia Legato 1601 La Cienega St SF 87507
 9. Catherine Faber 7 Fonda CT SF NM 87508
 10. CAROLYN WHEATON THE SECOND WIND @ CENTURY LINK. NET
 11. Joan Mitchell 32 Camerada Rd SF 87508 jomi0901@yahoo.com
 12. John Clapp 13 Marcelline Ln NM 87540
 13. HARRIET KELLY 18 Sierra Tranquilo S. Fe 87508
 14. Ann Clemons 97 Arroyo Verde Trl. 87508
 15. Luke Johnson 505-470-8119
 16. ZINA HOGAN 4 Monte Alto Cr 405-315-6090
 17. Sean Kallbach 505-496-0238
 18. LINDA LEIN 20 LA VEGA 505-466-1462
 19. Paul Moroney moroney@att.net 949-510-7046

SFC CLERK RECORDED 12/20/2019

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canonicito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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NAME/SIGNATURE ADDRESS EMAIL ADDRESS PHONE#

1. Elizabeth Swope S.F., 87508 14 Chusco Rd elizabeth.swope@gmail.com 505-490-003
2. ~~Dale Jackson~~ P.O. Box 258 Rm, NM leagayjackson@gmail.com
3. ~~Ed. P. Jones~~ 42 B Los Hornos Lamy NM 505 466-9532
4. Natalie Pount 1 Boreal Ventura Pl NM 505 466 611
5. Melcie Grayson - 24, Bonito Rd. 87508
6. Thomas Tardito 38 Camino Dimiúis S.F. NM. 87508
7. Kathleen O'Neill 194 SR 50 Glorietta 87535 KATHYONGILLARTIST 505/757-6802
8. ~~Sally McFarlane~~ HE 74 Box 99 BB Pecos 87552 757-3050
9. ~~Jenny Wilson~~ 7 Calle Belicia 917-543-5923
10. ~~Jenny Wilson~~ 7 Calle Belicia 917-543-5923
11. Cynthia Simonetti 33 Estambre Rd. CinSim33@gmail.com 470-2248
12. STEFAN KRABOSKY 7 CAN SAN JORGE LAMY 770-3494
13. G. J. Maldorf 3458 Hiway 41 STANLEY NM 87056
14. ~~Paul Miller~~ 37 Encantado St. pstritto@hotmail.com
15. Les Biddner Les Biddner 4 Dorela Ct, Santa Fe lesbiddner@gmail.com
16. A. WOCEE ROWE N.M 87501 - 670-4882
17. STEVE APODACA 280 APACHERIDGE 87505 577 5114
18. CHRISTY JACOBS 31 CONDISH RD SF JAZZYJF@adl.com
19. Rebecca Procter / Rebecca Procter 21 Aster Way jprocter@msn.com

SFC CLERK RECORDED 12/20/2019

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canonicito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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NAME/SIGNATURE ADDRESS EMAIL ADDRESS PHONE#

1. Lesli Allison 81 Apache Ridge Rd lallison30@gmail.com 970-759-5741
2. BOB STEINMAN 44 ALTEZA bs4666@yahoo.com (309) 287-6060
3. CAROL Hunter 26 Domingo Rd carolhunter@aol.com 3104635476
4. Larry Bair 38 Johnson Ranch Rd. 466-4496
5. Doug Svetaick 146 Principe de Paz dougsvet@gmail.com
6. Todd R. Doherty 710 OLD LAS VEGAS HWY Rm B7502 toddrdoherty@yahoo.com
7. Luke Ayres 24 Avenida de la Paz / Lamy NM 87540 lukeayres@gmail.com
8. Sorcha Wampler 16 ENERBLO Rd SANTA FE NM 87508 310-850-2388
9. William Bestol
10. James MURRAY 6 Alcalde Loop SANTA FE NM 87508 602-228-1014
11. Brian Normington 31 Estambre Rd Santa Fe NM 87508 404-348-3483
12. Sandra Farber 136 Mejor Lado Santa Fe NM 87508
13. PATRICIA CARON 17 ALYSSA CT, LAMEN NM 87540 505-795-2455
14. Lotitia Roller 27 ESTAMBRE RD. Santa Fe NM 87508 505-305-6844
15. Sherry French 80 Monte Alto Rd SF NM 87508 466-1165
16. Erin Besta ERIN BESTA 5 Calle Cabito Santa Fe NM 87508 970-699-235
17. Susan Harry 4 Alameda Santa Fe
18. Elisa Vigil 18 Monte Alto Rd SF 87508 660-1844
19. MC 74 BOX 500 PECOS 87552

SFC CLERK RECORDED 12/20/2019

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canonicito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

We strongly oppose this proposed business plan, and we will plan to vigorously fight and boycott this unpopular, unwanted, and unnecessary Dollar Store.

NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Craig Peterson	7 Encantado Rd		505-466-6225
2. Djo Kameah Toor			511-960
3. Jeff Abel	2374 Santa Barbara Dr.		(505) 501-1888
4. Laura Mikons	7 AVE. VISTA GRANDE		(505) 660-3603
5. Kyle Yezzer	556 Old Las Vegas Hwy		(505) 870-3974
6. Karen Gentry	26 Monterey Rd		505 466-1464
7. Linda Vramantes-Diaz	10 Glorietta Rd, SF.		805-535-0312
8. Phyllis H. H. H. H.			
9. Slane & Fahn	807 Camino Los Abuelos		505.690.830
10. William Crane	14 Duende Rd	billcrane@comcast.net	714-373-3407
11. Laura Stuntz	90 Monte Alto Rd SF		47508
12. Magdelyn Brennan	65 Verano Loop SE, NM 87508	magdelyn@live.com	
13. Rose M. Ruel	17 Alondra Rd. SF NM 87508		
14. Arelia A. Baul	18 Alondra Rd SF NM 87508		
15. Corinne M. Ruel	Verano Loop 87508		
16. David Sellar	16 Carlito Rd	dhsellar@msn.com	310.1068
17. Nancy Simmons	90 Monte Alto Rd. SF		
18. Noah Wolverton	14 Gavilan RD	Noahwolverton345@gmail.com	505-672-7
19. Allison Pfeifer	29 Montezuma Rd.	pfeifdaueg@unm.edu	505 624 2480

SFC CLERK RECORDED 12/20/2019

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Mary Barron	49 Encantado Rd	marybdesign@yahoo.com	
2. ALEX G RICE	16 AVENTURA RD.	RICE.GUIDO@GMAIL.COM	
3. Patricia A. Sanders	2 Monte Alto Lane	drpatty@payfun.org	
4. Bunny Messinger	19 Avenida de la Paz	messingerb@comcast.net	8016547263
5. Catherine Weber	16 Espira Ct	cathennewoser@yahoo.com	
6. GLORIA Quaid	10 Cosmos Ct	gloriaquaid@yahoo.com	
7. Angelika Hellmer	3 Frasco Place	anhellmer@gmail.com	
8. Robert Druen	31 Encantado Loop	rbdruen6@gmail.com	
9. Mary Vallie	711 Maya Rd.	tohilldymilla@yahoo.com	
10. Lisa Teckler	3 Abuelo Rd	lhackley@gmail.com	
11. Hope Kiah	57 Verano Loop	hopekiah@gmail.com	
12. Vernel Yazzie	586 Old (101054) Hwy.	VernelYazzie28@gmail.com	
13. Tim Fuller	22B Mesa Top Farm Loop		
14. Jim Lutz	53 Estambre Rd.	JimLutz62@gmail.com	660-7182
15. Steven Bantla	57 ESTAMBRE Rd	MATHLAWYER@MATHLAW.COM	966-1042
16. Janel Chasler	9 Redondo Ct	finchupst08@att.net	817-995-3474
17. Mary Monardo	27 Veredamesita	desertrighthpactics@hotmail.com	
18. Kate Kita	7 Pine Haven Dr. Gloratz	katekita@gmail.com	505-660-7466
19. ROBERT CHRISTIE	7 Lucero Rd	ZUNIO50@GMAIL.COM	505-795-6632

SFC CLERK RECORDED 12/20/2019

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL -- CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Scott Seiden	4 Mariposa Rd. Santa Fe	505-466-2844	2844
2. Lisa Wilkes	55 Encantado Rd SE	875 08 505-466-2844	2844
3. Jocelyn Byrne	4 Camino Petricoco		
4. Linda Strong	#5 Camino Petricoco Lamy	505-660-9995	9995
5. Virginia Plummer	214 Main St. Santa Fe	875 845-3806	680
6. Valerie Dean	- santavali@gmail.com	310 663 770	770
7. Susan Mador	smodor@comcast.net	466-949	949
8. Alita Van Vleet	alita2vs@hotmail	891.332	0921
9. Prathana Fitzguy	Janfit255@aol.com	595-4151	
10. Rhonda Coleman	outback@gmail.com		
11. Helen Corzick	2 Granada Ct	505-466-2802	2802
12. Nancy Michael	ncmandb@gmail.com	466-3065	
13. Linda Knapp	knapp@knapp.com		
14. Robert Innis	look@rinsebucket.com	505-603-3734	3734
15. Lynn Cline	lyndic@santafe.com		
16. Lynn Cline	12 Wilton Ln Kibbun	@hotmail.com	
17. Jennifer Trahn	2 Adair Lane	juana@cybermesa.com	
18. Ruth Miller	12 Alcalde Rd	presynus@cybermesa.com	466-2864

SFC CLERK RECORDED 12/20/2019

People's Petition

APPEAL AGAINT THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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NAME/SIGNATURE ADDRESS EMAIL ADDRESS PHONE#

1. Jarrett Sienicki 3 fragio place — 505 221 3427
2. Julie (Bustamante) juliemnnh@gmail.com 612-799-4511
3. J. J. Walker 4186 Grande Dr. J 505-831-7922
4. J. J. Walker 1466 Long Ln, Gravela, Baranaka 10@gmail.com 525 603 7427
5. Sylvi Salinas 21 Sabroso Rd. sylvi.salinas@gmail.com 512/389 3991
6. SUSAN MOUCHETTE #1 GAVILAN PL. 505 466 4522
7. Elizabeth Matthews 14 Frasco Rd Santa Fe NM 505 795 1676
8. Joey Serin 11 Palaco Rd, SF joeyserin@gmail.com 305-403-3512
9. TIM VANDERBILT 20 CONOCRO RD tvaanderbilt@gmail.com
10. Daniel Parks Van D
11. Todd Scalise 11 Duende toddscalise@gmail.com 814.403.7026
12. Mary Britt 18 Story Ln Moriarty NM bobbi.britt22@gmail.com 690-2246
13. Kate Cook 54 Hampshire Rd SF 87505
14. Daniel Rubin 1 Monte Alto Circle 466-4355
15. NINA MORROW 28 Cenado Loop S.F. 87508 505.466.6032
16. JONMARK PIERCE 102 TORNADA LOOP 87508 (612) 360-3734
17. Diann Sullivan 22 Pan de Vida, Santa Fe 87508 (505) 310-5219
18. ROBERT FIPPINGER 12 ENCANADO RD, SFE 87108 505-920-8186
19. Jeff Vivian 39 Ellis Ranch Rd 87505 505 570 9238

SFC CLERK RECORDED 12/20/2019

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

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We strongly oppose this proposed business plan, and we will plan to vigorously fight and boycott this unpopular, unwanted, and unnecessary Dollar Store.

SFC CLERK RECORDED 10/20/2019

NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Isaac Beckel	14 Brown Castle Ranch Santa Fe	iback26@gmail.com	715-815-0882
2. Ruby Renshaw	87-2647 Avenida	berenshaw@me.com	
3. Aleks H. Panayev	3 Carissa Road	(505) 310-0802	
4. Alexander	5850 Coloma de Lila SE NM	87007	505-57295
5. Ben Uy	2 Condessa Rd		505-946-0587
6. Mary Johnson	7 Birla Ct Santa Fe, NM	mkjstnm@aol.com	505-470-1342
7. Angeli Kaczewich	Las Vegas NM		505 429 4335
8. John Hawkins	SE, NM John Hawkins		505 660-6988
9. F. J. De	2 Casa Del Oro Lane		720-979-1426
10. Juliet Calabi	44 Spirit Valley, SE NM	julietcalabi@gmail.com	
11. David M. Fajul	Canoncito		
12. Sanadilla	10 Gaviota RD SF NM		5 N/H
13. Jill Cowley	Jill Cowley - SF		-
14. Bob Bottassa		(505) 469-9076	
15. Carolyn Bourassa	Santa Fe, NM		
16. Jessica Levis		jesslevis@hotmail.com	505 438 2758
17. Mary Linnell	9 Canosa Rd		970-219-6509
18. J. J. Amos	18 Esquivels Rd		304-260-8886
19. Victor J. Amore	1 ENSENADA DR		

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canonicito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

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NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. <i>[Signature]</i>	21 Bosque Loop		505 690 2089
2. <i>[Signature]</i>	47 Apache Ridge		505-775-3777
3. <i>[Signature]</i>	37A Cero Circle	carmiejones13@gmail.com	(505) 310-1014
4. <i>[Signature]</i>	4 Alma Ct	eskrames1000.comcast.net	
5. <i>[Signature]</i>	57 Verano Loop		
6. CHRIS FORREST	9 DESCANSO	CSFORREST@M-S-LAWYERS.COM	720.302.3168
7. <i>[Signature]</i>	2007 Foster	ptarentula@gmail.com	
8. <i>[Signature]</i>			
9. <i>[Signature]</i>		andersklb@yahoo.com	
10. <i>[Signature]</i>	7 Mammoth Lane		818-266-4925
11. <i>[Signature]</i>	83 MOYAL RD	geostephenson12@gmail.com	
12. <i>[Signature]</i>	1 Bosque Loop	alfredolujan49@gmail.com	
13. <i>[Signature]</i>	7 BACSA PL	jjjeswalke@gmail.com	
14. <i>[Signature]</i>	43 Overlook Rd	allora.moser@gmail.com	831-535-75
15. <i>[Signature]</i>	43 Overlook Rd	cherylant14@gmail.com	
16. <i>[Signature]</i>	12 Immanuel	svoorhees@warpmail.net	
17. <i>[Signature]</i>	4 Calle Quetzal	lisastark108@gmail.com	720-217-2849
18. <i>[Signature]</i>	4 Abanico Rd	Eliseekrantz@comcast.net	
19. <i>[Signature]</i>	103 Jornada Ln	Karla.jean@finkeldei.studio	505-577-2007

SFC CLERK RECORDED 12/20/2019

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

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SEC CLERK RECORDED

12/20/2019

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NAME	ADDRESS	EMAIL ADDRESS	PHONE#
1. MOSES KINAPP	7 Camino Dimas	kinapp@earthlink.net	928-300-1078
2. ERNST GRULEA	26 CAMINO LOMA SECO LAMY		928-300-1078
3. NICHOLAS PETROVIC	57 S. FORK EXT.	nicpetrovic@gmail.com	
4. HANNELORE PETROVIC	57 S. FORK EXT.	hannelorepetrovic@gmail.com	970-911-9111
5. Lynn Archer	79 Encantado Pk. 87508	four.lynnarcher@gmail.com	
6. DAVID HILL	88 CAMINO SAN LUCAS LAMY		690-3937
7. J. W. ELLIS	8201 Altura Rd SE 87508	gillells@usa.com	(719) 310-3993
8. GARY GOSSEN	1 Frasco Terr. 87508	eaq97@cybermesa.com	460-949
9. MIKE MORQUIN	17 FRASCO RD STE 87508		820-0384
10. MIKE MORQUIN			
11. Bob KNIGHT	51 Condensal Rd	bob@bobknight.net	672-8049
12. Cleamor Gossen	1 Frasco Terrace Santa Fe	eaq97@cybermesa.com	
13. P. BENNETT	19 VALENCIA Loop 87508	pbenett587@gmail.com	
14. VIRGIL VIGIL	2 PASEO DE LA LUZ Santa Fe, NM 87505	vigilvs@aol.com	466-150
15. MARCUS NEWMAN	3 EMBRO WAY SANTA FE, NM 87508		
16. John Whitbeck	5 Alameda Loop Santa Fe NM		
17. Erika Hurst	Ekurst@yahoo.com 4 Chapparral Ct		307 618-2260
18. Andre J. Meichor	12 Laurel Rd.		690-9369

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

We, the Santa Fe County residents and citizens neighboring the U.S. 285 Corridor Plan, which includes Ranchos Escondidos, Dos Griegos, the Eldorado Community, Los Vaqueros, Old Las Vegas Highway, Lamy, Canoncito, and other neighboring groups, respectfully submit this appeal for reconsideration and further review of the administrative decision of local development that was approved October 18, 2019, Application number 19-541 by Joseph F. Miller (Phase 1 Cimmaron Village Master Plan-Subdivision, and the 12 Oaks Development Group).

We strongly oppose this proposed business plan, and we will plan to vigorously fight and boycott this unpopular, unwanted, and unnecessary Dollar Store.

NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Sarah Taggart		sarahlyn.taggart@gmail.com	203-0189
2. Sue E. Baust			505-466-4794
3. Kate Smith			505-466-3878
4. Helen N. Chavez		Helen N. Chavez	505-913-9034
5. Brian Paul Biko			505-465-4363
6. REVIEW CARD 5612	5612 CANTADA LOOP, SF, 87506		505-204-6143
7. Maria King	48 Tierra Jalisco Lamy		505-466-8844
8. Warren S. Ito	4 Montana Court		505-466-8317
9. Debbie Ellis			281-571-3223
10. Nomi Hike		nomi@cybermesa.com	
11. Cynthia Tuson		cynthia@cynjclay.com	505-470-3672
12. Diane M. Mac		ladymacw@jco.com	505-177-0274
13. Cheryl Ford-Mente		Fordmenteg@gmail.com	505-699-1262
14. Joanne (Jody) Montgomery	36 Carissa Road SF	adamaskhmd@gmail.com	510-708-5740
15. Kathryn Disario		RKDISARIO@comcast.com	466-945
16. Regalyn		regalyn@cybermesa.com	(305) 980-911
17. Kathy Valdez		Kathyvdz@gmail.com	690-3600
18. Douglas Keen		5NALBUKERR@yahoo.com	280-308

SFC CLERK RECORDED 2019

Mon
Kathryn Disario

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL - CONVENIENCE STORE

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NAME/SIGNATURE ADDRESS EMAIL ADDRESS PHONE#

1. Sheryl Ditzel 1281 Cerrado Rd SF, NM 87501
2. JOANNA SHERIDAN 49 CAMERADA RD SF JOSH.SHERIDAN@COMCAST.NET
3. ROBERT LUCAS Robert Lucas 4 JORNADA LP 87508 robbsf@qol.com
4. WARREN WATSON 22 Recado Rd., SF NM 87508 wewhatsun@qol.com
5. CAROLINE HINKLEY 94 Marcellina Ln, Palisade 87540 carolineh1@yahoo.com
6. Carolyn Fitzgerald 8 Estanbre Rd 87508 cmf178@gmail.com
7. Drumel Quintero 1000 Cordova 87507 505-982-7474
8. John Riedel 7612 1/2 N. 1st St. John Riedel 505-466-6106
9. Juan Michelberg 8 Cosmos Ct juan.mic@outlook.com
10. Michael Clark 3 Guadalupe Rd SF NM 87508 505-920-5131
11. Scarlett Taylor 4 Altezita St SF 87508 505-474-5242
12. Frank Nierman 404 N. Main St. frankn@qmail.com 505-489-1208
13. Valerie Kovach 6200 N. 1st St. Valerie Kovach 505-466-2639
14. Deborah Lippi 49 Camino Tizaco Santa Fe 305-731-4875
15. Carolyn Montman 160 Vaquero Rd Santa Fe 505-466-4139
16. ED CASTRO 19 Cerrado Ln. Santa Fe. 505-770-5604
17. Doug Bland 76 Encantado Loop SF 795-4124
18. BETH FOOTE 5912 SH 41 GAUSTED 87540
19. Gershon Siegel 11 Bonito Ct. SF NM 87508 gogershon@gmail.com 505-699-1720

SFC CLERK RECORDED

2020/10/19

McClark

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

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NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Roc Disario Roc Disario	4 TORREON CT		466-9455
2. Mary Susie	63 Herrada Rd		690-6867
3. Holly Beaumont		habeaumont@aol.com	660-8018
4. Joanne Chavez	9 Mariposa Rd		490-0421
5. Alex Murzyn	20 CALIENTE R.		925 255-4393
6. Lise Wall	74 Moya Rd		575-471-0411
7. Ron EDWARDS	088 Dwyer Ln		505 699 7886
8. Stephen Moore		landalrymple@aol.com	466-9404
9. Maureen Ault		WMAult@aol.com	650 380 3485
10. Brian Knox		BKNOXSF@ICLOUD.COM	505.501.1566
11. Sid Mage	62 Vaguerd Road		
12. Bernardo Monserrat	37 Herrada Rd		505 490-1129
13. Jan Dollard			
14. Maureen Wheat	5 Inega Rd.		561-313-0976
15. Alicia Gyefvai	1 Cagua Rd.		505-310-0293
16. Daniel Mader	14 Alcedo rd		505-204-9070
17. Deanna Dravdt	4 Cerrado	505 428 8311	Deanna Dravdt
18. Elfic Nadell	29 Camino Dimitris		916-215-1825
19. Gordon Smith	14 Frasco Rd.		513-305-4014

SFC CLERK RECORDED 12/20/2019

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

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NAME / SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. CAROL BEIDLEMAN	35 TETUARD SF	beidleman@aol.com	970 214 9333
2. Lucretia Ehrhard	6 Altea	cehrhard@comcast.net	505 407 583
3. Trudi Kemper	40 Lamy Downs	kyranbk@hotmail	505 349
4. Chris Kemper	" " "	" " "	" " "
5. John DeTeia	59 ALTEZA	john@mineralogical.org	231-8570
6. Hans Fleckenstein	(P.O. BOX 2) CAMINO PINON		(505) 470-1335
7. Dawn Dean M. Plares	48 Camino Valle		SF 87508
8. [Signature]	48 Camino Valle	SANTA FE, NM 87508	505 920 4887
9. Richard D. Loffredo	69 CAMINO, Valle	SANTA FE NM -	505-603-213
10. Karen Swarney	Karen Swarney 16 Esquivel	SF 87508	505-466-9797 Cell
11.			
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SEC CLERK RECORDED

donald@9mail.com

PEOPLES' PETITION

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SFC CLERK RECORDED 12/20/2019

NAME / Signature	ADDRESS	EMAIL ADDRESS	PHONE#
1. Barbara Baca		SFEmidnite@juno.com	
2. Edward Bacon			
3. Camilla Dejoia		cdejoia@aol.com	
4. Don Viering		donviering@aol.com	904-687-546
5. Lissa Shatter		Shatter505@aol.com	505-670-5284
6. Bruce Shatter		"	
7. Fiona Shatter		Chickensing3@gmail.com	505-629-959
8. Richard Wiseman		rich.wiseman@comcast.net	
9. Virginia Wiseman		"	"
10. [Signature]		ELISHANASHA@GMAIL.COM	505-670-3787
11. Mary Serrano		marydserrano.yahoo	505-501-1752
12.			
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SFC CLERK RECORDED 12/20/2019

NAME	ADDRESS	EMAIL ADDRESS	PHONE#
1. Wendy Bonnen	175 Vaqueros Rd SF 87508	whowskey@msn.com	505 466 2850
2. Tom Rogowsky	175 Vaqueros Rd SF 87508	trogo@msn.com	505 466 2850
3. Rich Arimoto	7 Cerrados SF	r.arimoto@yahoo	505 515 837
4. Patricia Sciarrotta	137 Principede Paz SF 87508	patricia.sciarrotta@gmail.com	
5. MARY OBrien	30 Sibley Rd SF 87508		
6. Ricki Boyer	29 CALLE CAL SANTAFE		505-466-351
7. THOMAS BOYER	29 CALLE CAL SF		505-466-351
8. Israel Sushman	32 Cerrado Loop	isushman@gmail.com	780 8839
9. FEROL FELL	32 TETILLA RD		
10. Janyth Fell	32 Tetilla Rd.		
11. ANNA M. BELL	63 MONTE ALTO RD SF		466-3483
12. Christina M. Laebach	15 Encantado Loop		413 355-3794
13. René Laebach	15 Encantado Loop		413-358-3363
14. Roxanne Turner	26 Alteza SF 87508		503.468.9432
15.			
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PEOPLES' PETITION

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SEC CLERK

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10/23/19

10/23/19

NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Grace Dordick		103 Arroyo Honda Rd		505-988-3339
2. Jackson Hill		103 Arroyo Honda Rd		505-988-3339
3. [Signature]		1 Melado Dr	87508	363 324 1151
4. Ann Simon		14 Goose Downs	GALISTED, NM	505 926 4418
5. Ben Bowen		4 Cibola Circle	Santa Fe (old Los Griegos Hwy)	
6. Christine Warren			christinowarren@att.net	505 231 9589
7. Ken Holsten			KENN.Holsten@att.net	505 231 9589
8. Carolyn Little		3 Siedro Rd, SF, NM	nmartscapes@yahoo.com	505-466-1896
9. [Signature]		10 Banta St.	nmas@earthlink.net	310-316-6413
10. Sandra Packman		5 Coyote Hills Ln	sandrapackman@yahoo.com	
11. DANIEL TUCKER			daniel.tucker9@gmail.com	
12. Michael Stauss			michaelstauss@yahoo.com	
13. TERESA FUCHER			AMALLAM@EARTHLINK.NET	
14. PAULA BEST			PAULABEST@earthlink.net	
15. Michael McGarrity			MMcGarrity@a.com	466-3496
16. EMILY McGARRITY			emilybeth@a.com	466-3496
17. Kimberly Day			kimday126@gmail.com	505-466-6445
18. RUTH VOLUCK			REVACTION@BELLSOUTH.NET	954-401-5999
19. Susan Weld		3101 Old Pecos Trail #205		505-5762
20. LYNN ROSEN		82 Ravens Ridge Rd	87505	LNBROSEN@gmail
21. William Lazov		82 Ravens Ridge Rd	87505	W.Lazov49@gmail.com
22. Judith King		80 Harada Pl SF 87505		judith.king@gmail.com
23. [Signature]				

2967 plaza blanca SE NM 87509

People's Petition

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL - CONVENIENCE STORE

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NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. TOM SANSON	SANSON01@GMAIL	466-7740	
2. Jeff Babcock	jbabco@centurylink.net	466-1902	
3. RANDALL COOK		699-9964	
4. JILL KRO	njc1715@aol	984-9958	
5. Anita Shultz	3 Esperanza Noel	jewelweede@hotmail.com (512) 395-4530	
6. DIANE K. TATUM	11 ENSENADA DR.	466-2442	
7. STUART CASTLE	5 LAGUNA LN	490-2810	
8. P. St. Sgar	21 SADRASS Rd	650-804-0198	
9. ALICE K. WILKINSON	61 Camino San Cristobal	El Estero NM	
10. GARDEN SWAN	4660503	87508	87540
11. John Foreman	Johnus8@gmail.com		
12. Sarah Cook	Sarah87505@yahoo	690-2400	
13. MARG DENNISON			
14. JEFF REA	P.O. BOX 251 ROWE	87562	
15. HOMER HUGHES	3 SOUTHWAY RD	770-235-6810	
16. JEAN BRUNIST	10 ENERB LN	466-1000	
17. PAT SWANSON	29 Domingo Rd.	6904513	
18. Sunny Rose	Sunnydawn82@gmail.com		
19.			

PEOPLES' PETITION

APPEAL AGAINST THE PLANNED AND APPROVED NEIGHBORHOOD DOLLAR GENERAL – CONVENIENCE STORE

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SEC CLERK RECEIVED 12/20/2019

NAME	SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
1. Katherine Mortimer		31 Encantado Loop	SFNM K Mortimer@comcast.net	
2. Robert Bruen		31 Encantado Loop	SFNM	
3. Leslie Davidson		2 Casa del Oro Ct	lesardene@gmail.com	
4. LAURA MULRY		7 ESCADA CT 87508	LJ MULRY@COMCAST.NET	
5. Barbara Weintraub		20 Estambre Rd	blw300@Q.com	
6. Rosemary Fene		1 Caliente Pl	prairieangel@gmail.com	466 7067
7. Mandy Babin		1 Caliente Pl SF 87508	m.babin@foranimals.org	
8. Susan Riley		14 Melado Dr.	87508	
9. Christina Webb		25 Palatio rd	87508	
10. Doree Jorgensen		50 Avenida Vm	gltto 466 3601	
11. Evelyn P. Baez		47 McKee Rd	Salina 466 1875	
12. Linda Phibbs			lphibbs@cybermess 983 3906	
13. Elliott Skinner			eskinnersal	
14. Monica Steensma		637 Calle de Valdez	monica@cybermess.com	
15. Hugo Steensma				
16. Jules Natowitz			julesnatowitz@yahoo.com 914 574 9285	
17. Michelle J. Bar			michellebar@msn.com 505 670 3808	
18. Fred Barhart			fredbarhart@gmail.com 505 670 7482	
Paula Pfeiffer			pcaeffe@stabel.com	
Nancy Wheeler			baltahed@gmail.com 95 Encantado Loop	
Wanda Fox			wfox11@att.com 2001 Stadium Rd #525	

People's Petition

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NAME/SIGNATURE	ADDRESS	PHONE#	EMAIL
1 Gary Eschman	5 Altez		geschman@swcp.com
Steele		466-2141	
2. Mark Stoboda	24 ALTEZA	466-1450	SMALLFARM78@ICLOUD.COM
3. Roseanne Stoboda	24 ALTEZA	470-4058	rosewaterbetehe@icloud.com
4. John MacLean	12 ALTEZA	505-469-6853	GJM SANTAFE@gmail.com
5.			
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SFC CLERK RECORDED 12/20/2019

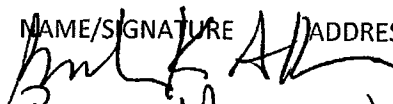
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NAME/SIGNATURE	ADDRESS	EMAIL ADDRESS	PHONE#
 1. BEATRICE ASHBURN		bkashburn@outlook.com	510-502-9782
2.	1716 E Highland Dr	Altiza Estetres	
3.	Seattle WA 98112		
4.			
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Written Comments:

Dollar General impact on the 285 South Corridor

Submitted by:

Teresa Seamster

104 Vaquero Road (off US 285 South, 2 miles south of proposed development lot)

Santa Fe, NM 87508

Area resident for 30 years, founding Director of Eldorado's Monte Vista Montessori School from 1990-2006 (transferred school to Children's Garden Montessori 2006-present), Chair of Northern NM Group, Rio Grande Chapter, Sierra Club, former Board Member Vista Grande Library, member 285ALL.

I understand how difficult it may be for the SF County Planning Commission to keep up with the long and complicated background of Joe Miller's many commercial attempts and at times even illegal (gravel pit) developments (see article on his arrest attached) along US 285 South. Below is a short summary of his promises made at the last years "iteration" of "proposed Cimarron Village" at the intersection of Avenida Armistad and US 285 S, stretching south to intersection of Avenida Vista Grande – the main entrance to Eldorado.

Santa Fe County Land Use "Agreements" with Joe Miller, developer

1. Promises made to the community and to the county by developer, Joe Miller, need to be remembered – There will not be a Dollar store as part of his development (see attached article)
2. The multiple and highly varied "master plans" Miller has presented to the county were often "passed" based on conditions of approval that have not been presented to the public and not been reviewed in this most recent application.
3. The SLDC is a code many of us worked on for years with the county – along with the specific 285 Corridor plan. Let's not break any promises agreed to back then – and keep faith with those who want the best outcome – that ANY new development will be approved based on the benefits it brings to the existing community and that any significant detraction or harm to the economy, safety, or stated values of the community reflected in the SF SLDC ^{not} is allowed.

History of Dollar General stores nationally

- 1) Perpetuates economic distress – signals a blighted rural area unable to sustain a proper grocery store or hardware store, undercuts local businesses that sell comparable dry goods and processed food, removes profit margins which leads to local business closures (est. \$2000/ month less profit for a local grocery after Dollar General opens), post misleading advertising to bring customers in for products that are not in stock (ex. eggs)
- 2) Dollar stores nationally are leaving "gaping holes" in food access for thousands of rural communities and poorer urban areas. Many cities have passed ordinances barring dollar stores from moving into their areas (see Tulsa, OK, most recently). Dollar stores are fiercely competitive and drive each other under, leaving abandoned properties and lots contributing to rural blight and urban vandalism.
- 3) Dollar General is currently under investigation by NM AG office for fraud and possible OSHA violations relating to hazardous wiring and fire hazards for employees. Dollar General is further being investigated nationally for financial liability regarding fraudulent (self-loan) business practices.
- 4) Substandard wages (\$7-8/hr) keep the Dollar General employees at depressed (often part-time) wages below the county standard – ensuring continued poverty in the area for employees.

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(Teresa Seamster) **Community Concerns.**

Community trust, long-standing relationships and strong business partnerships are important to the residents of this area. People have consciously chosen to live in this semi-rural area instead of in the city where large commercial zones increasingly surround residential neighborhoods. We value and support small, local businesses, many owned or managed and staffed by local residents.

There is a worry about national "convenience food" chains moving in and creating a "food desert". There is ample evidence that Dollar stores kill off local rural grocery stores by underpricing dry goods and not carrying any fresh foods that people need for proper nutrition. (For ex, the closures of long-time grocers: Adella's in Pecos, and B Street grocers in Mountainair).

There is already the Fina Café, a gas station convenience store and homegrown pizzeria at the Vista Grande intersection for people traveling south on 285. All of these along with Brooks grocery at Agora will take a hit as people who now get coffee and a pastry at Fina may see the much larger Dollar General and go for packaged junk food or a frozen pizza instead of fresh.

Oral Comments:

The perception is that Dollar General provides "convenience and a dollar off the price", and that people especially with less income "need" this kind of store.

Yesterday, I went over to the nearest Dollar General in Pecos and purchased 4 of the healthiest items I could find:

- a quart of Creamland milk (2.75),
- a loaf of Sara Lee bread (\$2.95)
- a can of beans with meat (\$1.85) and
- a pack of 6 protein bars (\$3.50) -- my total was \$11.05 w/o tax.

I went to the full service Eldorado grocery – Brooks – and got prices on the same items:

My total was \$11.52.

If I had wanted to save – I had the choice of buying a quart of Superfine Milk for \$2.19 and my total in Eldorado would have been \$10.63 or .42 cents less than at Dollar General.

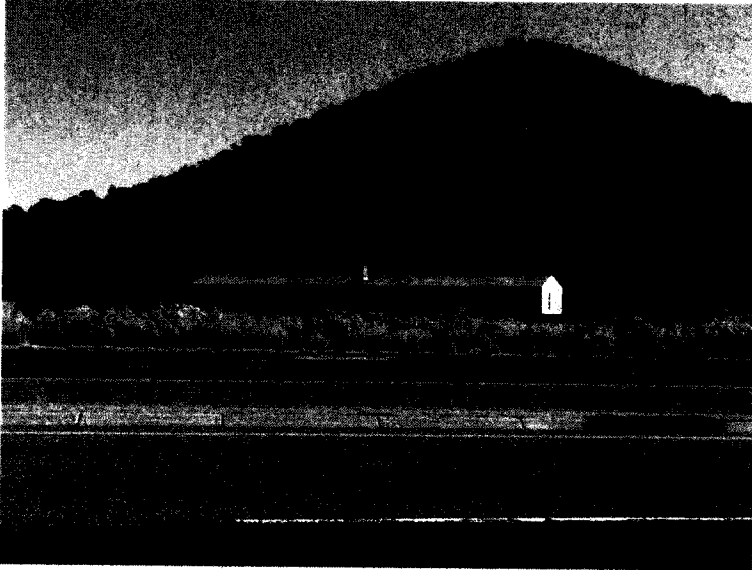
General Dollar has aisles of chips, snacks, candy, sodas, a few canned goods, and one case of refrigerated milk and ice cream. A young woman about 7 months pregnant asked about eggs and was told "none came in." This low nutrition high calorie food leads to diabetes, hypertension, heart disease and obesity.

The County will be failing the local residents if they let this Dollar General slip under the CUP (Conditional Use Permit). We need mandatory hearings that would kick in if the building were the usual 10,000sf instead of the modified 9,000. Dollar General in Pecos got the local grocery closed years ago – it's an amazing big corrugated steel eyesore on an elevated concrete parking lot at the village's biggest intersection. While all other commercial buildings have 1-3 outdoor lights – pointing downwards – Dollar General is lit up with 13 high intensity lights and 2 big signs. (see attached photo)

We'd like our past to be our future out here and keep the non-urbanized community we treasure.



Corner Lot



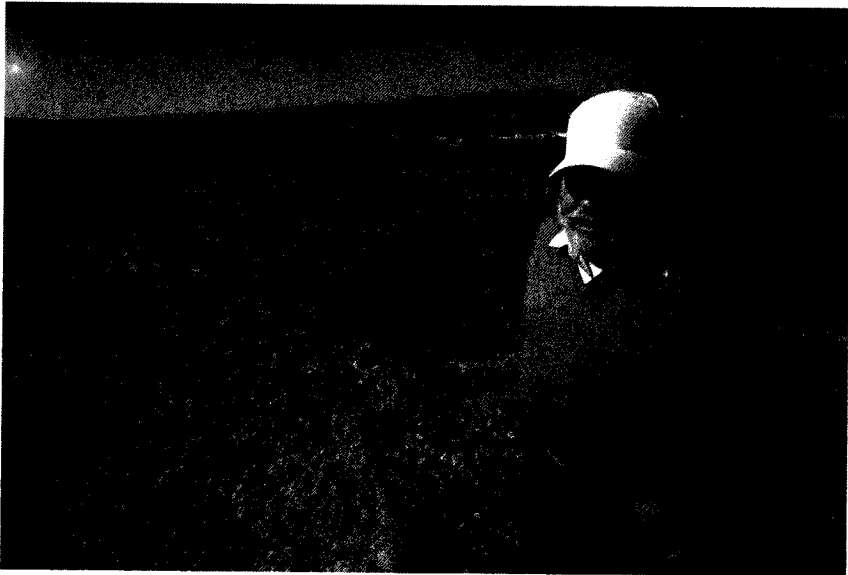
Current Mobile home residence



Proposed Dollar General (this in Pecos)

Developer plans ‘Eldorado quality’ commercial center on U.S. 285

By Bruce Krasnow
The New Mexican Mar 19, 2016



Joe Miller stands on his property Thursday off U.S. 285. For 20 years, he has tried to develop the large swath of land across the street from the first and second entrances to the Eldorado subdivision. After many delays, he’s now ready to move forward with his plans for Cimarron Village. Luis Sánchez Saturno/The New Mexican

Joe Miller, 85, has spent more than a quarter of his life trying to develop 50 acres of nearly vacant land along U.S. 285 South, the highway that leads to the Eldorado subdivision and Lamy.

Santa Fe County gave tentative approval to the initial master plan for Cimarron Village in 1994, and it was set for final consideration by the Board of County Commissioners when the panel switched its agenda to first vote on an emergency water moratorium for the entire U.S. 285 South corridor, putting Miller’s plans on hold.

That moratorium lasted until 2007. Then there was the matter of a lawsuit Miller brought against the county after sheriff’s deputies entered his ranch property near Lamy to investigate a gravel mining operation and arrested him. He was taken to jail and eventually received a \$100,000 settlement from the government for violating his constitutional rights.

During a period when the county refused to even consider a development application for the property, Miller put a feed lot on the parcel and relocated cattle from his Lamy ranch along the commuting highway. And

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when the county rejected his plans in 2001, he leased the land for some manufactured homes, which prompted one area resident to hang a banner: “Coming Soon: Wrecked Cars and Plastic Swing Sets....Thanks to Joe Miller and Santa Fe County Commissioners.”

Now, after meeting with neighborhood groups and county planners, Miller is ready to proceed with a project that he maintains meets all county zoning codes and the highway corridor plan, and would incorporate the design standards sought by the community.

“They didn’t want a dollar store there,” said Miller, whose daughter and grandson are now helping him with the project.

“They know something is going to be going in there; they want it to be Eldorado quality,” said Allen Branch, the commercial broker working with Miller on the project.

A formal application is set to be filed with the county by the end of April, said Branch. A formal neighborhood notification meeting is set for April 15, and there would be a public hearing before the county Planning Commission before final approval.

Branch hopes the project’s savvy design elements — which incorporate solar panels, rainwater harvesting, bike and walking trails, and space for a community garden — will generate community support.

“It’s not a typical strip center,” Branch said. “There’s more of a streetscape, town-center type of feel to it.”

Preliminary plans for the site across the highway from Eldorado’s first and second entrances include a 25,000-square-foot natural grocery store; an 8,000-square-foot drugstore; and 60,000 square feet of mixed-use space for offices, galleries, banking and child care.

The project also includes 96 units of residential housing that would comply with the county’s affordable housing ordinance, and Branch said a company is interested in assisted senior living with memory care.

A small group of Eldorado-area residents interviewed at the Agora Center on Friday said they understand there has been a lot of controversy about the property and Miller has the right to move forward, but they wonder whether there is demand for additional commercial space without hurting existing businesses.

“Imagine having that much property and being cut off every time you want to do something,” said Tom Van Kampen, who has lived in the La Paz subdivision since 2002. “It seems every time something controversial comes up, his name [Joe Miller] is right in the middle of it.”

But Van Campen added that the two existing shopping centers in the Eldorado subdivision have several vacancies and already are competing for tenants. “I just don’t think we need it,” he said. “There are empty spaces now.”

Marcia Spears-Cihon, who was waiting to meet with a recycling and sustainability group at La Tienda shopping center, echoed that sentiment. “I feel there is sufficient commercial [space] and we need to support these businesses. You can see these businesses aren’t packed, and if you add more, you’re going to be stretching them too far.”

Branch said his market research indicates that a quality natural grocery store would serve not just serve Eldorado, but residents from Pecos to Galisteo and many of the rural communities along U.S. 285.

He said the 10,000 people living in the area around the project earned nearly \$304 million in 2013, and many still spend their money on food and services in Santa Fe, which is a 30-mile round trip.

“There’s tremendous leakage,” Branch said. “People are still shopping in town,” and that puts tremendous strain on the environment. He estimated the project would bring \$62 million in additional revenue to the county government over 20 years.

Miller and Branch acknowledged that water remains the foremost issue for area residents.

Even though the countywide moratorium that was placed on new development due to water concerns has been lifted, the community-owned Eldorado Water and Sanitation District, which serves 3,000 customers, still experiences problems with wells and pumping stations due to aging facilities and maintenance issues.

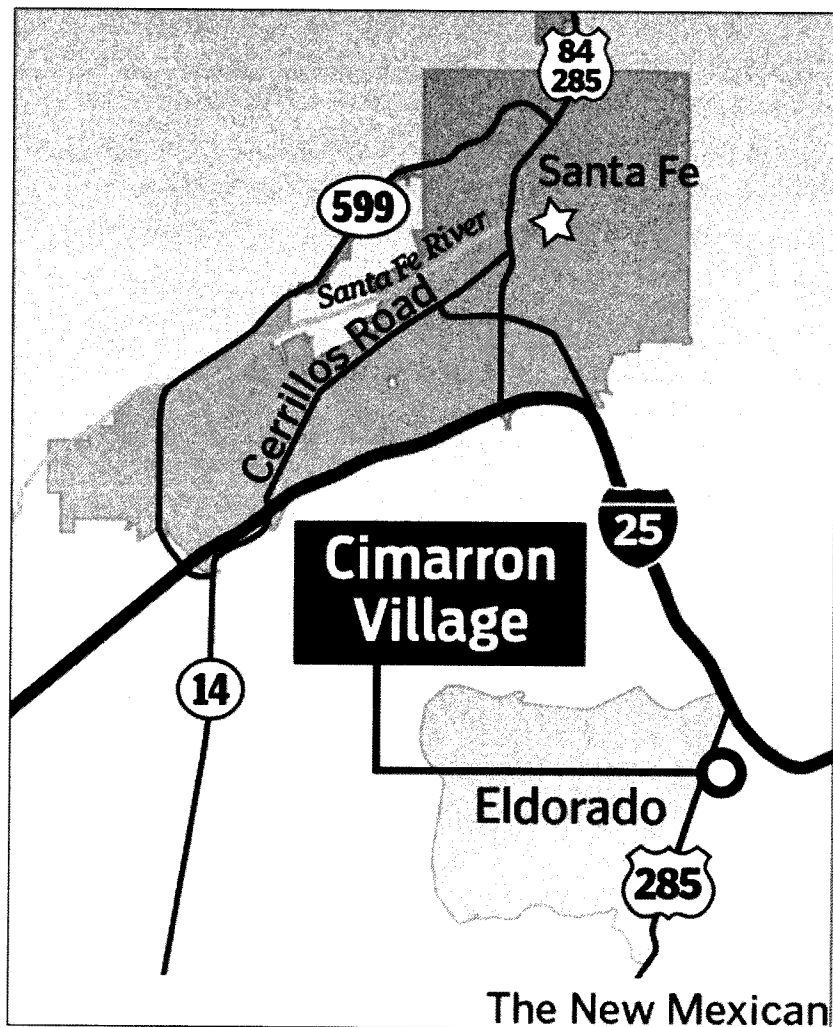
Danny Martinez, the private land-use consultant working on Cimarron Village, said Miller donated a working well on the property to the water district and it is now one of the top producers — an asset that benefits the entire area. That was transferred in exchange for a commitment to service the development.

“If he hadn’t given them this well, they wouldn’t have the water they have right now,” Martinez said.

Still, one Eldorado resident wondered why the community still struggles with water availability, as evidenced by the annual water restrictions and rationing imposed by its utility.

“I think water is a big deal out here,” said Bob Johnson, who was among those drinking coffee at the Agora Center. “Every year we have water restrictions, and if we can’t get enough water for the housing we have now, how can we have more?”

Contact Bruce Krasnow at 505-986-3034 or brucek@sfnewmexican.com.



Dollar General Appeal Key Points by **285 ALL** (HWY 285 South Sustainability Alliance)

1. **Impact of Cimarron Village Master Plan Evolution.** The Dollar General application addresses individual requirements of the Sustainable Land Development Code, such as Traffic, Environment, Water, etc. but we are concerned they have been prepared and evaluated with minimal consideration of how all these individual elements combined will impact the Cimarron Village Master Plan and the US-285 South Corridor Community.

The Dollar General is Phase One of the Cimarron Village Master Plan, and that is a very different business from any which were discussed in prior public meetings. When Joe Miller first presented his Plan for Cimarron Village to our community he painted a very different picture of what this development would be. He spoke of an organic food market, a memory care and assisted living facility and affordable housing. In a newspaper article from this time he stated "they didn't want a dollar store."

https://www.santafenewmexican.com/news/business/developer-plans-eldorado-quality-commercial-center-on-u-s/article_fbc3c528-41ab-5594-bc2d-ce3d947bcab8.html?utm_medium=social&utm_source=email&utm_campaign=user-share

This is a significant change from residents prior expectations which may impact the types of businesses in future Phases and also change the whole intent of the current Master Plan. We respectfully request that the County require an analysis of the impact of the Dollar General in the context not only of the current Cimarron Village Master Plan but also the existing businesses and the surrounding community.

2. **Inconsistencies and Confusion in the Process.** The Dollar General application has highlighted several inconsistencies in County information. For example: the 2019 SF-County Commissioner Districts Map shows this development to be in District 4 however the Appeal specifies District 5. Further, the County Zoning Map Lookup function shows both the lot at 5 Camino Valle and that adjoining lot at 11 Camino Valle zoned as a Planned Development District, however the County Land Use Department states that only 5 Camino Valle is zoned as a Planned Development District. These and other inconsistencies must be addressed before proceeding any further.

There is also the real shifting of answers from the County on what Conditions of Approval were required from Joe Miller before approval of his 2010 plan and to what extent the current SLDC Code applies. Our understanding is that there are existing Conditions of Approval not yet met for the Master Plan and that the Dollar General building is a back-door "lot" approach to avoiding those conditions of Approval on the larger Plan. This proposal has undergone many changes over the years. For example, this property is at the foot of a steep hill which was indicated for future open space – and yet is now a commercial lot. It would be far better developed as the "organic market" or the "education center" Mr Miller originally promoted to get public approval way back when.

Only those living within 500 feet of the proposed Dollar General have been notified which is about a dozen people, however this development will affect approximately 10,000 people along the 285 corridor. Dollar General has presumably done an economic viability study which targets this larger population – and certainly any further development of Cimarron Village would do the same. Given the

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potential impact on this larger community of people we respectfully request that the County provide an efficient method to notify this larger Community of all future studies and activities related to the proposed Dollar General development and appeal.

3. **Need for Extensive Traffic Study.** The data in the Traffic Impact Assessment (TIA) is no longer relevant, nor is it sufficient, and is most certainly statistically invalid. The data provided by Dollar General to extrapolate current and future traffic flow is based on past survey dates and does not address traffic volume issues of the next 10 years. In specific, the report includes only four dates of two hours each over a 12 year period. Traffic counts were collected on March 5 of this year from 7-9am and 4-6pm; additional counts on October 15 and 16, 2014 same times and August 7, 2008 same times. In addition there are no breakouts on personal cars and truck traffic, and we know that there have been several fatalities from truck and car collisions.

This Summer & Fall have seen a significant increase in real estate sales, new restaurant activity and population growth in our area, whereas the past 10 years of real estate sales and development along US-285 South has been relatively slow. A new TIA study should be performed which takes these more recent changes into account and models more accurate projections.

We respectfully ask the County to include an analysis of large trucks and semis making turns off I-25 and US-285. One concern is the issue of semis exiting I-25 at high speeds and being funneled into a restrictive space entering US-285; another is large vehicles changing lanes in a very short distance from the bottom of the off-ramp to the traffic light in order to access or egress the proposed development, as well as tight turning at the traffic light which may cause crossing into the adjacent lane. This is an area of steady traffic to and from business in the area (Café Fina, the future CBD dispensary, etc.) as well as the access ramp to I-25. Additional concerns are turning maneuvers in and out of the parking lot utilizing a narrow one-lane which is also utilized by home owners behind this proposed development.

4. **History of Traffic Concerns.** Community and State representatives have been concerned with traffic safety along the 285 Corridor. In fact, a traffic safety town hall was recently held with Senator Peter Worth and Rep Matthew McQueen, along with several senior representatives of NMDOT, which emphasized how additional cross traffic will undermine traffic safety. We respectfully request that the County order a detailed UNM 10-year Traffic study of human causes and human factors of area accidents. If that study cannot be done or its results are not conclusive, we further request that the County ask for detailed traffic data at the two intersections with traffic lights similar to the data collected through NM DOT in Silver City, to identify the actions required to improve intersection traffic safety.
5. **Environmental & Fire Safety Concerns.** We believe that because of the particular configuration of the land an environmental impact study is necessary. Lot 5 has steep terrain of high sloping hillsides to the south and beyond. A 9,000 sq ft building and associated parking lot will take up the available land in this location and will not provide space or absorption capacity for large-scale run-off. Intense rainfall events are likely to provide water and mud run-off that could create dangerous driver safety

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issues, as well as secondary erosion concerns. We respectfully request that the County require an Environmental Impact Report (EIR) to be extended to the adjoining lots both to the east and to the south and fully address the environmental impact of development in an area challenging terrain and vegetation, etc.

Given that the Dollar General is Phase One of the Cimarron Village Master Plan, which may stimulate additional Phase expansion of the larger proposed development, we believe there should be mapping to include updated fire issues and County Fire Marshal requirements. We respectfully request that the developer or the County utilize County LiDar data to provide a detailed map of current fire risk in the key areas of the 285 South Corridor Community. The goal should be to help address wildfire threats and develop steps, beyond having a fire hydrant, to reduce the risk of wildfire in an area that has seen most of a hillside burned and still has the burn scar.

6. **Predatory Business Model.** This is a business that has already proved itself to not have the community's best interest at heart. In fact New Mexico Attorney General Balderas has an open suit against Dollar General. We respectfully request that the County investigate and report to the 285 South Corridor Community the status of that suit.

[https://www.nmag.gov/uploads/PressRelease/48737699ae174b30ac51a7eb286e661f/AG_Balderas_Files_Suit_against Major_Discount_Chain_Dollar_General.pdf](https://www.nmag.gov/uploads/PressRelease/48737699ae174b30ac51a7eb286e661f/AG_Balderas_Files_Suit_against_Major_Discount_Chain_Dollar_General.pdf)

Nationally since 2000 Dollar General has been fined \$48,826,614 for employment discrimination, accounting fraud, wage violations, workplace safety and health violations, consumer protection and environmental violations.

<https://www.osha.gov/news/newsreleases/region4/11182014>

Studies show that dollar stores offer a false economy and were less affordable per unit than big box retailers Walmart or Costco. A growing number of municipalities have been adding zoning bylaws to discourage dollar stores. Dollar Generals stifle local competition and hurt the communities they're serving.

<https://www.osha.gov/news/newsreleases/region4/11182014>

Dollar General is not a welcome addition to what is a fragile retail environment. The applicant is associated with a chain that has misled and deceived consumers. The articles below tell the destructive nature of the dollar stores corporate strategy of aggressive expansion. Their business model is predatory in nature and has a proven record of destroying other businesses, especially local food markets. We have a real time example with Adella's in Pecos. On the 285 South Corridor the impact on local business owned and staffed by area residents could be significant.

Numerous recent newspaper articles like the October 17 New York Times piece on Tulsa, OK shows communities across the country pushing back.

<https://www.nytimes.com/2019/11/15/opinion/sunday/tulsa-dollar-stores.html?searchResultPosition=1>

A strong argument attesting to the predatory nature of Dollar Stores

<https://www.npr.org/sections/money/2019/04/26/717665452/episode-909-dollar-stores-vs-lettuce>

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7. **Additional Costs.** The Fiscal Impact Assessment (FIA) concentrates on County costs associated with additional public facilities and services required by such development, and the feasibility for financing such facility and service costs. Given the record of fiscal impact this particular type of business has had on previously existing surrounding businesses, there is concern about potential long-term overall reduction in economic income and taxable revenue to the County. Certainly the OSHA reports mentioned in this Hearing document that fact. The FIA also does not include the increased and significant costs of continued County and State resources monitoring and managing Dollar General infractions. We respectfully ask that the FIA be supplemented by an assessment of the fiscal impact on existing businesses and individuals in the 285 South Corridor Community, focusing on the cost to existing businesses and future tax revenue.

8. **Community Values & Character.** Community values, local business tone and character are important to the residents of this area. People have consciously chosen to live in this semi-rural area instead of the city and not where large commercial zones are adjacent to neighborhoods. These are communities that value small, local businesses, many of which are owned or managed and staffed by local residents. If you examine a listing of these businesses, either in the Agora or at La Tienda, you will see a focus on personalized services and healthy, fresh produce offerings.

There is a worry about national "food" chains moving in and creating a "food desert" since there is ample evidence that Dollar stores kill off local rural grocery stores by underpricing dry goods and don't carry the more expensive fresh foods that people need. (For ex, the closures of long-time grocers Adella's in Pecos, and B Street grocery in Mountainair).

There is already a gas station convenience store and pizzeria at the Vista Grande intersection for people actually traveling south on 285, and a popular local eatery at Cafe Fina just to the north of exit 290. All of these along with eateries and Brooks at Agora and La Tienda will take a hit as people who would get coffee and a scone at Fina may see the much larger Dollar and go for the packaged junk food or a frozen pizza instead of fresh. "Convenience and a dollar off the price" is why national Dollars overwhelm local enterprise. These stores have also been associated with increased ACI and diabetes, hypertension, etc.)

The County is failing the residents by letting Dollar slip under the CUP (Conditional Use Permit and the mandatory hearings) by considering a 9000 sf instead of the usual 10,000 sf building. It's the first step to this corridor going the way of Santa Fe - major commercial all along I-25 entering what used to be an open vista leading to a secluded historic city. We'd like our past to be our future out here and show we can keep what we treasure.

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ADDENDUM

• OSHA News Release - Region 4

U.S. Department of Labor

Please note: Information in some news releases may be out of date or may no longer reflect OSHA policy.

Nov. 18, 2014

**Dollar General in Brooklyn, Mississippi, cited for
repeat safety hazards; more than \$51K in fines proposed**
Discount retailer has history of OSHA violations

BROOKLYN, Miss. – Dollar General Corp. was cited by the U.S. Department of Labor's Occupational Safety and Health Administration for four repeat safety violations following an August 2014 inspection at a retail store located on Highway 49 in Brooklyn. OSHA initiated the inspection in response to a complaint. Proposed penalties total \$51,700.

"This is another example of a corporation not sharing safety information with all its employees. These violations have been cited previously in other Dollar General stores across the country," said Eugene Stewart, director of OSHA's Jackson Area Office. "The employer's failure to protect workers from basic fire and electrical hazards is unacceptable and needs to be addressed immediately throughout the company."

Repeat citations were issued for the employer's failure to ensure that exit routes, fire extinguishers and electrical access panels were not blocked by merchandise, display racks or supplies. Additionally, the employer failed to inspect portable fire extinguishers annually.

A repeat violation exists when an employer previously has been cited for the same or a similar violation of a standard, regulation, rule or order at any facility in federal enforcement states within the last five years. This employer was previously cited for these same violations in 2010. Since 2009, OSHA has conducted 72 inspections of Dollar General nationwide. Of those inspections, 39 have resulted in citations.

Dollar General, headquartered in Goodlettsville, Tennessee, is a discount retailer that employs more than 90,000 workers nationwide. Workers are typically engaged in stocking shelves and selling merchandise. The company has 15 business days from receipt of its citations and proposed penalties to comply, request a conference with OSHA's area director or contest the findings before the independent Occupational Safety and Health Review Commission.

To ask questions, obtain compliance assistance, file a complaint or report workplace hospitalizations, fatalities or situations posing imminent danger to workers, the public should call OSHA's toll-free hotline at 800-321-OSHA (6742) or the agency's Jackson Area Office at 601-965-4606.

Under the Occupational Safety and Health Act of 1970, employers are responsible for providing safe and healthful workplaces for their employees. OSHA's role is to ensure these conditions for America's working men and women by setting and enforcing standards, and providing training, education and assistance. For more information, visit <http://www.osha.gov>.

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- From Wikipedia

Studies found that dollar stores lacked fresh produce and nutritious food, and were less affordable per unit than big box retailers Walmart or Costco. Originally opened with local tax incentives, a growing number of municipalities have been adding zoning bylaws to discourage dollar stores.[60] **Dollar stores tend to create fewer jobs and lower wage jobs than independent grocery stores.**[61] Additionally, Dollar Generals stifle local competition, hurting the communities in which they're serving.

- <https://www.osha.gov/news/newsreleases/region4/11182014>

In November 2014, Dollar General was fined \$51,700 by the Occupational Safety and Health Administration (OSHA) following an inspection of a Brooklyn, Mississippi, branch of the store. The statement from **OSHA notes that Dollar General has had repeated health and safety violations:** "Since 2009, OSHA has conducted 72 inspections of Dollar General nationwide. Of those inspections, 39 have resulted in citations." [66] In April 2016, OSHA reported that further citations had been given to the store for exposing employees to the risk of electrical hazards due to missing face plates on electrical outlets. The store was fined \$107,620.[67] In December 2016, **OSHA has noted that some Dollar General stores continued to block fire exits with merchandise disregarding safety violations resulting in several fines**

- [big class action.com](http://bigclassaction.com)

\$8.3M General Dollar Unpaid Overtime Class Action Settlement Reached. November 25, 2014
Lucy Campbell, big class action.com

Los Angeles, CA: An \$8.3 million settlement agreement has been approved by a federal judge in Alabama, potentially ending an unpaid overtime class action lawsuit pending against Dollar General. The lawsuit alleged the discount retailer failed to properly pay store managers for overtime, in violation of the Fair Labor Standards Act (FLSA). The lawsuit date back to 2006.

Specific allegations against Dollar General and its subsidiaries and sister companies, are that they required the store managers to work as much as 90 hours per week and misclassified them a exempt from overtime, even though they generally spent less than 10 hours weekly performing managerial duties. The settlement will cover some 2,722 individual claims

- violationtracker.goodjobsfirst.com

Violation Tracker Parent Company Summary

Parent Company Name: Dollar General
Ownership Structure: publicly traded (ticker symbol DG)
Headquartered in: Tennessee
Major Industry: retailing
Specific Industry: retail-discount stores
Penalty total since 2000: \$48,826,614
Number of records: 98

Top 10 Primary Offense Types	Penalty Total	Number of Records
employment discrimination	\$19,475,383	8
accounting fraud or deficiencies	\$10,000,000	1
wage and hour violation	\$9,151,792	8
employment screening violation	\$4,080,000	1
workplace safety or health violation	\$2,995,351	74
consumer protection violation	\$2,850,000	2
environmental violation	\$174,088	3
product safety violation	\$100,000	1

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<u>Company</u>	<u>Primary Offense Type</u>	<u>Y e a r</u>	<u>Agency</u>	<u>Penalty Amount</u>
<u>Dolgencorp, Inc.</u>	employment discrimination	2012	private lawsuit-federal	<u>\$18,750,000</u>

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<u>Dollar General Corporation</u>	accounting fraud or deficiencies	20 05	SEC	<u>\$10,000,000</u>
<u>Dolgencorp</u>	wage and hour violation	20 14	private lawsuit- federal	<u>\$8,304,518</u>
<u>Dolgencorp, Inc.</u>	employment screening violation	20 15	private lawsuit- federal	<u>\$4,080,000</u>
<u>DG Retail, LLC</u>	consumer protection violation	20 19	VT-AG	<u>\$1,750,000</u>
<u>Dollar General</u>	consumer protection violation	20 19	NY-AG	<u>\$1,100,000</u>
<u>DG Retail, LLC d/b/a Dollar General</u>	wage and hour violation	20 17	MA-AG	<u>\$500,000</u>
<u>Dolgen California</u>	wage and hour violation	20 17	private lawsuit- federal	<u>\$300,000</u>
<u>Dolgencorp LLC</u>	employment discrimination	20 16	EEOC	<u>\$277,565</u>
<u>Dollar General</u>	employment discrimination	20 09	private lawsuit- federal	<u>\$220,318</u>
<u>THE DOLLAR GENERAL</u>	workplace safety or health violation	20 16	OSHA	<u>\$209,578</u>
<u>DOLLAR GENERAL CORPORATION</u>	environmental violation	20 08	EPA	<u>\$155,823</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	20 16	OSHA	<u>\$117,579</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	20 17	OSHA	<u>\$109,638</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	20 16	OSHA	<u>\$109,637</u>
<u>Dollar General</u>	workplace safety or health violation	20 17	OSHA	<u>\$109,553</u>

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<u>DOLGENCORP, LLC</u>	workplace safety or health violation	20 15	OSHA	<u>\$109,500</u>
<u>DOLLAR GENERAL CORPORATION, STORE #3627</u>	workplace safety or health violation	20 15	OSHA	<u>\$105,820</u>
<u>DOLGENCORP INC</u>	workplace safety or health violation	20 16	OSHA	<u>\$105,820</u>
<u>Dollar General Corporation</u>	workplace safety or health violation	20 17	OSHA	<u>\$103,576</u>
<u>Dollar General Corp.</u>	product safety violation	20 09	CPSC	<u>\$100,000</u>
<u>DOLGENCORP, LLC</u>	workplace safety or health violation	20 17	OSHA	<u>\$80,000</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 14	OSHA	<u>\$75,000</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 15	OSHA	<u>\$72,000</u>
<u>DG RETAIL LLC</u>	workplace safety or health violation	20 16	OSHA	<u>\$70,400</u>
<u>Dollar General Corporation</u>	employment discrimination	20 18	EEOC	<u>\$70,000</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	20 16	OSHA	<u>\$70,000</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	20 16	OSHA	<u>\$68,000</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 15	OSHA	<u>\$67,980</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 16	OSHA	<u>\$67,680</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 16	OSHA	<u>\$62,146</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 15	OSHA	<u>\$61,800</u>

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<u>DOLGEN CORP OF TEXAS, INC</u>	workplace safety or health violation	2017	OSHA	<u>\$60,977</u>
<u>DOLGENCORP, LLC</u>	workplace safety or health violation	2015	OSHA	<u>\$55,000</u>
<u>Dollar General Inc.</u>	workplace safety or health violation	2017	OSHA	<u>\$54,324</u>
<u>DOLLAR GENERAL INC.</u>	workplace safety or health violation	2016	OSHA	<u>\$54,324</u>
<u>DOLGENCORP, LLC</u>	workplace safety or health violation	2016	OSHA	<u>\$50,001</u>
<u>Dolgencorp, LLC</u>	employment discrimination	2011	EEOC	<u>\$50,000</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	2018	OSHA	<u>\$50,000</u>
<u>DOLLAR GENERAL CORPORATION, STORE #4800</u>	workplace safety or health violation	2014	OSHA	<u>\$49,830</u>
<u>Dolgencorp, LLC</u>	employment discrimination	2013	EEOC	<u>\$47,500</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	2016	OSHA	<u>\$47,500</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	2016	OSHA	<u>\$42,994</u>
<u>DOLLAR GENERAL #14612</u>	workplace safety or health violation	2016	OSHA	<u>\$41,157</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	2015	OSHA	<u>\$39,600</u>
<u>DOLLAR GENERAL CORPORATION, STORE #4800</u>	workplace safety or health violation	2015	OSHA	<u>\$36,300</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	2017	OSHA	<u>\$36,000</u>

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<u>DOLGENCORP, LLC</u>	workplace safety or health violation	20 18	OSHA	<u>\$33,535</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 14	OSHA	<u>\$33,000</u>
<u>Dollar General Corporation</u>	employment discrimination	20 15	EEOC	<u>\$32,500</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	20 14	OSHA	<u>\$32,000</u>
<u>DOLGENCORP, LLC</u>	workplace safety or health violation	20 15	OSHA	<u>\$28,050</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	20 14	OSHA	<u>\$27,920</u>
<u>Dolgencorp, LLC</u>	employment discrimination	20 14	EEOC	<u>\$27,500</u>
<u>DOLLAR GENERAL #09587</u>	workplace safety or health violation	20 13	OSHA	<u>\$27,500</u>
<u>DOLLAR GENERAL STORE</u>	workplace safety or health violation	20 04	OSHA	<u>\$27,120</u>
<u>DOLLAR GENERAL, INC.</u>	workplace safety or health violation	20 00	OSHA	<u>\$25,575</u>
<u>DOLLAR GENERAL CORPORATION, STORE #3627</u>	workplace safety or health violation	20 17	OSHA	<u>\$24,944</u>
<u>DG DISTRIBUTION MIDWEST, LLC</u>	workplace safety or health violation	20 17	OSHA	<u>\$24,390</u>
<u>DOLLAR GENERAL INC.</u>	workplace safety or health violation	20 16	OSHA	<u>\$22,450</u>
<u>DOLLAR GENERAL STORE #7495</u>	workplace safety or health violation	20 13	OSHA	<u>\$17,000</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	20 12	OSHA	<u>\$16,500</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 11	OSHA	<u>\$16,100</u>

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**SF County Planning Commission Case # 19-5240 Dollar General Appeal
November 21, 2019 at 4:00 PM**

<u>DOLGENCORP, LLC</u>	workplace safety or health violation	20 18	OSHA	<u>\$15,244</u>
<u>DOLLAR GENERAL CORPORATION</u>	wage and hour violation	20 13	KY-DWS	<u>\$14,082</u>
<u>DG RETAIL LLC</u>	workplace safety or health violation	20 16	OSHA	<u>\$14,080</u>
<u>Dolgencorp,LLC</u>	wage and hour violation	20 13	WHD	<u>\$13,863</u>
<u>DOLLAR GENERAL #4730</u>	workplace safety or health violation	20 11	OSHA	<u>\$13,000</u>
<u>DOLLAR GENERAL CORPORATION</u>	environmental violation	20 06	EPA	<u>\$13,000</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 18	OSHA	<u>\$12,934</u>
<u>DOLLAR GENERAL STORE #11579</u>	workplace safety or health violation	20 13	OSHA	<u>\$12,920</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 05	OSHA	<u>\$12,300</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 11	OSHA	<u>\$12,000</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	20 03	OSHA	<u>\$11,000</u>
<u>DOLLAR GENERAL STORE#12501</u>	workplace safety or health violation	20 14	OSHA	<u>\$10,500</u>
<u>DOLLAR GENERAL #4536</u>	workplace safety or health violation	20 04	OSHA	<u>\$10,000</u>
<u>DOLLAR GENERAL STORE #4329</u>	workplace safety or health violation	20 10	OSHA	<u>\$10,000</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	20 07	OSHA	<u>\$9,250</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	20 15	OSHA	<u>\$9,000</u>

SFC CLERK RECORDED 12/20/2019

**SF County Planning Commission Case # 19-5240 Dollar General Appeal
November 21, 2019 at 4:00 PM**

<u>Dolgencorp,LLC</u>	wage and hour violation	2015	WHD	<u>\$8,379</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	2014	OSHA	<u>\$8,306</u>
<u>DOLGEN MIDWEST, LLC</u>	workplace safety or health violation	2017	OSHA	<u>\$8,000</u>
<u>DOLLAR GENERAL</u>	workplace safety or health violation	2010	OSHA	<u>\$7,000</u>
<u>DOLLAR GENERAL #12340</u>	workplace safety or health violation	2011	OSHA	<u>\$7,000</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	2004	OSHA	<u>\$6,500</u>
<u>DG RETAIL, LLC</u>	workplace safety or health violation	2008	OSHA	<u>\$6,300</u>
<u>DOLLAR GENERAL CORPORATION</u>	workplace safety or health violation	2013	OSHA	<u>\$6,220</u>
<u>DOLLAR GENERAL CORPORATION #9517</u>	workplace safety or health violation	2012	OSHA	<u>\$6,000</u>
<u>DOLLAR GENERAL STORE</u>	workplace safety or health violation	2004	OSHA	<u>\$5,940</u>
<u>DOLLAR EXPRESS STORES LLC</u>	workplace safety or health violation	2016	OSHA	<u>\$5,781</u>
<u>Dollar General Corporation, LLC</u>	wage and hour violation	2013	WHD	<u>\$5,673</u>
<u>DOLGENCORP, LLC</u>	workplace safety or health violation	2018	OSHA	<u>\$5,488</u>
<u>DOLLAR GENERAL STORE</u>	workplace safety or health violation	2003	OSHA	<u>\$5,440</u>
<u>Dolgencorp of Texas, Inc</u>	wage and hour violation	2014	WHD	<u>\$5,277</u>
<u>DOLLAR GENERAL CORPORATION</u>	environmental violation	2009	EPA	<u>\$5,265</u>

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**SF County Planning Commission Case # 19-5240 Dollar General Appeal
November 21, 2019 at 4:00 PM**

<u>DOLLAR GENERAL STORE #9393</u>	workplace safety or health violation	20 14	OSHA	<u>\$5,250</u>
<u>DOLLAR GENERAL, INC.</u>	workplace safety or health violation	20 00	OSHA	<u>\$5,100</u>
<u>DOLGENCORP DBA DOLLAR GENERAL STORE 2810</u>	workplace safety or health violation	20 14	OSHA	<u>\$5,000</u>

Note: our penalty amounts include not only fines and monetary settlements but also costs such as supplementary environmental projects or consumer relief that companies are often compelled to undertake as part of settlements. If the settlement includes fines paid to state governments, those are included as well.

- ABC news, Feb. 12. 2016

Multiple lawsuits have been filed across the country against Dollar General. The suits claim DG is misleading consumers by selling obsolete oil on the same shelves as oils meant for newer cars without giving "adequate warning."

- Independent Lubricant Manufacturers Assn. August 27, 2019

New York's Attorney General announced yesterday a collective \$1.2 million settlement with Dollar General, Dollar Tree and Family Dollar for selling expired products, including obsolete motor oils, and for failing to accept empty bottles under the State's bottle deposit law.

- SAN DIEGO, CA / ACCESSWIRE / August 23, 2017 / The Shareholders Foundation, Inc. announces that a lawsuit is pending for certain investors in NYSE DG shares against Dollar General Corp. over alleged Securities Laws violations. On January 18, 2017, a lawsuit was filed against Dollar General Corp. over alleged securities laws violations. The plaintiff claimed that the defendants made false and/or misleading statements and/or failed to disclose that the announced limitations on Supplemental Nutrition Assistance Program ("SNAP") benefits would have a material impact on the Company's financial performance because 56% of Dollar General's stores are located in states that re-implemented time limitations on SNAP benefits in 2016, and therefore the impact of SNAP reductions would be disproportionate to the percentage of the Company's overall sales comprised of SNAP payments.

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Dollar General Appeal
Comments by Thomas L. Seamster, PhD
104 Vaquero Road
Santa Fe, NM 87508



Thank you for the opportunity to comment on the Dollar General Application. I would like to make FOUR interrelated points.

POINT ONE: Land Use has reviewed the Application but primarily focusing on the 2.53 acre Lot. This Application must be re-evaluated from a full master plan and Community perspective.

POINT TWO: this appeal process requires better communication between County and Community by resolving all DISCREPANCIES including:

1. County maps show the Development to be in District 4 while Land Use says District 5;
2. The County website map shows Two Adjoining Lots zoned as PDs but Land Use says there is just the one.
3. Does the County Code apply? Some told NO and some YES.
4. IF YES, what specific parts of the Code apply?, and
5. Which of the many Cimarron Village Master Plans applies?

All discrepancies must be resolved before proceeding with this process.

POINT THREE: Community and State representatives are very concerned with traffic safety including these two issues that have yet to be addressed:

1. The Max Coll Corridor rate of development is now increasing compared with the past 10 years;
2. Any US-285 South changes will have unintended consequences that can only be identified by modeling the next 5 and 10 years

POINT FOUR: Therefore,

1. The County should order a detailed UNM Traffic Research Unit study of the human causes of accidents along the Max Coll Corridor.
2. The County should request NMDOT to collect and analyze detailed traffic data at the two key intersections like they collected in Silver City.
3. The County should request Collection and analysis of
 - a. vehicle counts
 - b. vehicle speeds
 - c. axel classification
 - d. and most importantly intersection turning movement

and model that over the next 5 and 10 years.

The Community looks forward to working with the County. THANK YOU

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Vote NO

Reasons

1. Dollar General will back up to 9,000 acre nature preserve of ECIA ownership land.
2. Approx 5000 homes @ roughly 300,000 value = \$1.5 billion of taxable property value NEGatively impacted. Loss of tax revenue outweighs gain from Dollar General.
3. 285 is gateway to Santa Fe from Texas from clines corner. Dollar General is NOT consistent with Tourism Santa Fe.
4. Only viable business is tourism occurring due to natural beauty and artists. People don't visit Santa Fe to see a Dollar General.

Resident 20 years

Malcolm & Megan McFarlane

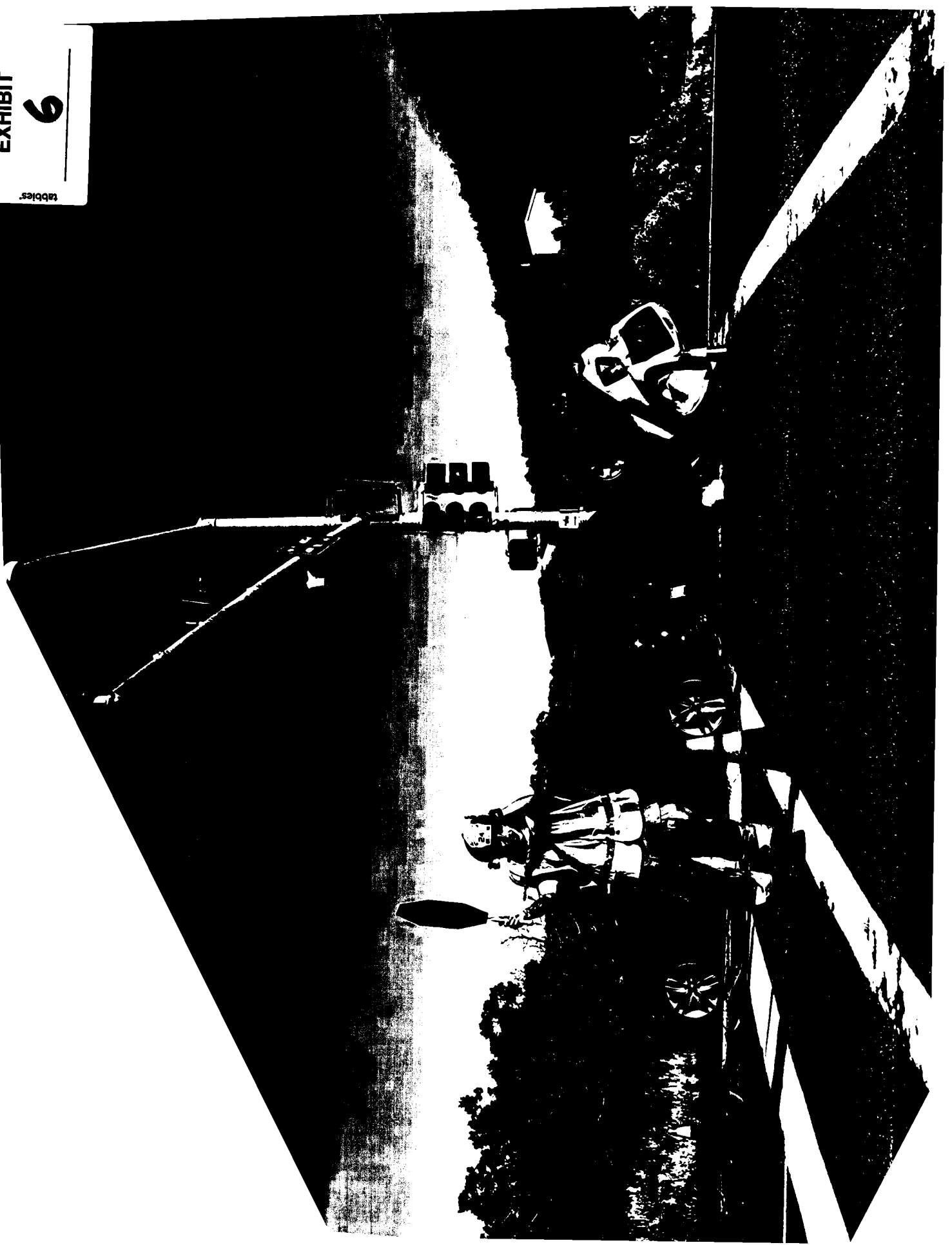
74 Encantado Loop

SF NM

505-231-0132

malcolm.mcf@yahoo.com

SEC CLERK RECORDED 10/20/2018



October 27, 2018
5:05 PM

Intersection of 285 and Camino Valle/Amistad

Richard Wiseman
richwiseman@comcast.net

http://www.santafenewmexican.com/news/business/developer-plans-eldorado-quality-commercial-center-on-u-s/article_fbc3e8a1-1a04-11e6-b894-000119080000/ce3d947bcab8.html

Developer plans ‘Eldorado quality’ commercial center on U.S. 285

By Bruce Krasnow
The New Mexican Mar 19, 2016



Joe Miller stands on his property Thursday off U.S. 285. For 20 years, he has tried to develop the large swath of land across the street from the first and second entrances to the Eldorado subdivision. After many delays, he’s now ready to move forward with his plans for Cimarron Village. Luis Sánchez Saturno/The New Mexican

Joe Miller, 85, has spent more than a quarter of his life trying to develop 50 acres of nearly vacant land along U.S. 285 South, the highway that leads to the Eldorado subdivision and Lamy.

Santa Fe County gave tentative approval to the initial master plan for Cimarron Village in 1994, and it was set for final consideration by the Board of County Commissioners when the panel switched its agenda to first vote on an emergency water moratorium for the entire U.S. 285 South corridor, putting Miller’s plans on hold.

That moratorium lasted until 2007. Then there was the matter of a lawsuit Miller brought against the county after sheriff’s deputies entered his ranch property near Lamy to investigate a gravel mining operation and arrested him. He was taken to jail and eventually received a \$100,000 settlement from the government for violating his constitutional rights.

During a period when the county refused to even consider a development application for the property, Miller put a feed lot on the parcel and relocated cattle from his Lamy ranch along the commuting highway. And

SFC CLERK RECORDED 12/20/2019

when the county rejected his plans in 2001, he leased the land for some manufactured homes, which prompted one area resident to hang a banner: “Coming Soon: Wrecked Cars and Plastic Swing Sets....Thanks to Joe Miller and Santa Fe County Commissioners.”

Now, after meeting with neighborhood groups and county planners, Miller is ready to proceed with a project that he maintains meets all county zoning codes and the highway corridor plan, and would incorporate the design standards sought by the community.

“They didn’t want a dollar store there,” said Miller, whose daughter and grandson are now helping him with the project.

“They know something is going to be going in there; they want it to be Eldorado quality,” said Allen Branch, the commercial broker working with Miller on the project.

A formal application is set to be filed with the county by the end of April, said Branch. A formal neighborhood notification meeting is set for April 15, and there would be a public hearing before the county Planning Commission before final approval.

Branch hopes the project’s savvy design elements — which incorporate solar panels, rainwater harvesting, bike and walking trails, and space for a community garden — will generate community support.

“It’s not a typical strip center,” Branch said. “There’s more of a streetscape, town-center type of feel to it.”

Preliminary plans for the site across the highway from Eldorado’s first and second entrances include a 25,000-square-foot natural grocery store; an 8,000-square-foot drugstore; and 60,000 square feet of mixed-use space for offices, galleries, banking and child care.

The project also includes 96 units of residential housing that would comply with the county’s affordable housing ordinance, and Branch said a company is interested in assisted senior living with memory care.

A small group of Eldorado-area residents interviewed at the Agora Center on Friday said they understand there has been a lot of controversy about the property and Miller has the right to move forward, but they wonder whether there is demand for additional commercial space without hurting existing businesses.

“Imagine having that much property and being cut off every time you want to do something,” said Tom Van Kampen, who has lived in the La Paz subdivision since 2002. “It seems every time something controversial comes up, his name [Joe Miller] is right in the middle of it.”

But Van Campen added that the two existing shopping centers in the Eldorado subdivision have several vacancies and already are competing for tenants. “I just don’t think we need it,” he said. “There are empty spaces now.”

Marcia Spears-Cihon, who was waiting to meet with a recycling and sustainability group at La Tienda shopping center, echoed that sentiment. “I feel there is sufficient commercial [space] and we need to support these businesses. You can see these businesses aren’t packed, and if you add more, you’re going to be stretching them too far.”

Branch said his market research indicates that a quality natural grocery store would serve not just serve Eldorado, but residents from Pecos to Galisteo and many of the rural communities along U.S. 285.

He said the 10,000 people living in the area around the project earned nearly \$304 million in 2013, and many still spend their money on food and services in Santa Fe, which is a 30-mile round trip.

“There’s tremendous leakage,” Branch said. “People are still shopping in town,” and that puts tremendous strain on the environment. He estimated the project would bring \$62 million in additional revenue to the county government over 20 years.

Miller and Branch acknowledged that water remains the foremost issue for area residents.

Even though the countywide moratorium that was placed on new development due to water concerns has been lifted, the community-owned Eldorado Water and Sanitation District, which serves 3,000 customers, still experiences problems with wells and pumping stations due to aging facilities and maintenance issues.

Danny Martinez, the private land-use consultant working on Cimarron Village, said Miller donated a working well on the property to the water district and it is now one of the top producers — an asset that benefits the entire area. That was transferred in exchange for a commitment to service the development.

“If he hadn’t given them this well, they wouldn’t have the water they have right now,” Martinez said.

Still, one Eldorado resident wondered why the community still struggles with water availability, as evidenced by the annual water restrictions and rationing imposed by its utility.

“I think water is a big deal out here,” said Bob Johnson, who was among those drinking coffee at the Agora Center. “Every year we have water restrictions, and if we can’t get enough water for the housing we have now, how can we have more?”

Contact Bruce Krasnow at 505-986-3034 or brucek@sfnewmexican.com.

