

Submitted: 12/11/24 12:48pm

Michael Bowen  
loanbowen@gmail.com 2850 Rio Grande Blvd NW

Local business owner  
Site Plan - EPC - Major Amendme  
PR-2018-001577  
SI-2024-01470

Double Eagle II Airport Site Plan – EPC The case they would reference is: PR-2018-001577

New Mexico urgently needs this kind of development and growth, particularly on the West Side, where expansion is already trending. Overlooking the high-paying jobs this industry brings would be a missed opportunity. Additionally, this development aligns perfectly with our potential to train and educate a skilled workforce right here in New Mexico. With Netflix already established as a tremendous resource and a wealth of projects eager to work in the state, a West Side studio has all the ingredients for remarkable success.

Submitted: 12/12/2024 9:31AM

Stacy Bruce  
stacy.e.bruce@gmail.com  
790 Tramway LN NE, #9C  
Local business owner

Site Plan - EPC [new]  
PR-2018-001577

The land is 4 miles behind the petroglyphs natural Monuments and approximately 1 mile north of the Double Eagle II airport off of Artisco Vista Blvd. SW.

PDF Attached



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To: Albuquerque Ecological Protection Committee  
Re: Support for Mesa Film Studios

Dear Members of the Ecological Protection Committee,

As the Executive Director of Paws and Stripes, a Veteran-serving organization dedicated to creating opportunities that support not only our Veterans but the community at large, I am writing to express my strong support for the Mesa Film Studios project on Albuquerque's West Side. This project represents a critical opportunity for our city to enhance its economy, cultural identity, and job market in ways that benefit all residents.

**Economic and Community Benefits** In Albuquerque, where the unemployment rate remains at 4.1% as of October 2024 ([bls.gov](https://www.bls.gov)) and the poverty rate is 16.46% ([worldpopulationreview.com](https://www.worldpopulationreview.com)), the construction and operation of Mesa Film Studios will have a transformative impact. The project is expected to generate over \$1.6 billion in revenue and create more than 6,000 jobs within the next five to six years. These jobs will provide stable employment for many, including Veterans transitioning to civilian life, who often face unique challenges in securing meaningful work.

**Commitment to Responsible Development** The developers of Mesa Film Studios have demonstrated a commitment to responsible and thoughtful planning. The site, located miles away from residential areas on undeveloped land, has been designed to minimize environmental impact and respect the cultural significance of the surrounding area. The inclusion of low-profile building designs, drought-tolerant landscaping, and collaborative consultations with neighborhood associations and tribal representatives highlights the care and consideration that has gone into this project.

**Opportunities for Veterans and the Community** The film industry has proven to be an inclusive and innovative sector, offering Veterans opportunities to leverage their skills, discipline, and creativity. Projects like Mesa Film Studios create pathways for Veterans to thrive, while also fostering community-wide benefits by attracting significant economic investment and positioning Albuquerque as a leader in the global film industry.

**Conclusion** Mesa Film Studios is more than a development project; it is a chance to invigorate Albuquerque's economy, honor its cultural heritage, and create meaningful opportunities for Veterans and the broader community. I urge the Ecological Protection Committee to approve this project without further delays.

Thank you for your attention to this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Stacy Bruce", is written over a light blue horizontal line.

Stacy Bruce  
Executive Director  
Paws and Stripes  
[stacy@pawsandstripes.org](mailto:stacy@pawsandstripes.org)

**From:** barbara blumenfeld <[bbabq4@msn.com](mailto:bbabq4@msn.com)>

**Sent:** Thursday, December 12, 2024 9:44 PM

**To:** Heyne, Catherine M. <[cheyne@cabq.gov](mailto:cheyne@cabq.gov)>; PlanningEPC <[PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov)>; City of Albuquerque Planning Department <[abcto@cabq.gov](mailto:abcto@cabq.gov)>

**Subject:** Comments on Mesa Film Studio Site Plan

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

This email comment is for the hearing scheduled for Dec. 19, 2024, for Project # PR-2018-001577 SI-2024-01470 – Site Plan -EPC

Dear Commissioners:

This email summarizes my objections to approval of the Mesa Film Studio plan.

I am a 30+ year resident of Albuquerque. Although I do not reside on the West side near the petroglyphs or open space there, I do visit that area, I enjoy its views as well as what it teaches me about the original and ancient peoples of New Mexico.

The nearby open space is part of the context of the petroglyphs. One can look out and imagine the view and to some extent the lives of those who crafted the petroglyphs. The space and landscape in which these ancient and sacred drawings were created is a real part of those drawings and something that should not be lost. If someone defaces one of the drawings themselves, we are all horrified. In a way, disrupting and changing their context is also a defacing and something we should all be offended by. Looking out and seeing what those ancient peoples saw is very different than looking at a rock with a drawing surrounded by developed land.

The studio's proposed alterations to its plan are not enough. Things like planting more native plants and painting the buildings in southwest colors are almost laughable. This will not change the increased traffic in the area, the noise and disruptions of sound stages and set building. Moreover, one wonders if any in-depth study has been done on the environmental impacts of the wildlife and plants and the ecosystem that their modification and destruction will affect.

Why does the City seem so "hell-bent" on disfiguring the open spaces and areas that make Albuquerque the unique and beautiful city that it is? Examples include the attempts to build in Elena Gallegos, the placement of a soccer field and its raucous fans in the middle of balloon fiesta park, building of multistory dwellings and offices that block the open and beautiful views that surround us.

There is so much undeveloped land on the West side – why must this studio be built so close to the open space and the petroglyphs? Could it not be moved somewhat farther from these sites and still be useful? How seriously (if at all) were other sites even considered?

Growth, construction, and the beauty of our geography, open spaces, and beautiful skies can indeed coexist, but not if every growth/construction project is positioned in such a way as to obstruct and yes, deface, the natural beauty that is Albuquerque and New Mexico.

I would ask that this project not be approved and that other sites be seriously considered. Thank you.

Respectfully,

Barbara Blumenfeld  
5912 Carruthers St. NE  
Albuquerque, NM 87111

Submitted: 12/13/24 9:38pm

Barbara Blumenfeld  
bbabq4@msn.com  
5912 Carruthers St. NE, Albuquerque, NM 87111  
Resident

Site Plan - EPC [new]  
Project # PR-2018-001577 SI-2024-01470 – Site Plan -EPC  
Mesa Film, Project # PR-2018-001577 SI-2024-01470 – Site Plan -EPC

See attached comments on this project

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I would ask that this project not be approved and that other sites be seriously considered. Thank you.

Respectfully,  
Barbara Blumenfeld  
5912 Carruthers St. NE  
Albuquerque, NM 87111

Submitted: 12/15/24 2:24pm

Catherine Slegl  
Cslegl@aol.com

Resident  
Comp Plan

PR-2018-001157\_SI-2024-01470\_FilmStudioDEII\_SitePlan-EPC.pdf

"This letter is in opposition to the planned Mesa Film Studio, as it's now presented. Firstly, it's my understanding that there are protections and regulations in place due to the proximity to Petroglyph National Monument.

The Monument is sacred space to the many Indigenous Peoples communities in New Mexico, it's a beautiful natural resource in its own right, and my home is located very near. I also volunteer at the Monument as my way to enjoy and honor its beauty. And I'm a trail watcher for the same reasons. (It's certainly not because I like picking up dog poo.)

I am not sure why certain groups are trying to ram this project through, while ignoring the regulations that are in place.

Please put a halt to this until there is another solution that allows regulations to be adhered to. My family, and the Neighborhood Association that I am serving on, will continue to watch this project "

Submitted: 12/16/24 9:54am

SFVNA

Jane Baechle

Jane.Baechle@gmail.com

7021 Lamar Ave NW

Neighborhood Association Repres

Site Plan - EPC [new]

PR-2018-001577

SI-2024-01470 DEII Film Studio - Site Plan - EPC

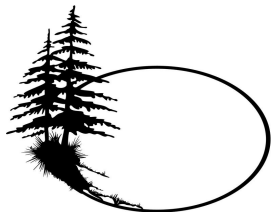
7401 Paseo del Volcan, 87120 within the DEII Master Plan area

Attached please find written comments from the SFVNA written following review of the Staff Report and additional materials published on 12/12/2024.

Please ensure they are included in the 48 hour materials for the meeting of 12/19/2024.

Thank you.





## Santa Fe Village Neighborhood Association

5601 Bogart St. NW Albuquerque, NM 87120  
SFVNA2014@gmail.com

Date: December, 16, 2024

To: Jonathan Hollinger  
Chair, EPC

From: Jane Baechle  
Representative, SFVNA

Re: PR-2018-001577  
SI-2024-01470 7401 Paseo Del Volcan - Site Plan - EPC

I am writing on behalf of the Santa Fe Village Neighborhood Association (SFVNA) Board following the publication of the Staff Report for this case to affirm our continued *opposition* to PR-2018-001577, SI-2024-01470 7401 Paseo Del Volcan - Site Plan for the Mesa Film Studios. In addition to the heights proposed in the most recent application (heights of 59.6 ft which exceed those presented by the Applicant/Agent in the neighborhood facilitated meeting of September 25, 2024 and cited in the report of that meeting by the facilitator, Philip Crump, included in the Staff Report) this project, if approved, would also permit building colors that conflict with IDO requirements to protect MPOS, “5-2(J)(1)(e)(2) Colors shall blend with the surrounding natural environment and generally include yellow ochres, browns, dull reds, and grey greens” and permit lighting in violation of “IDO 5-2(J)(2)(a)(5) Limit height of site lighting luminaires to 20 feet.”

It is inevitable that this project as currently proposed would harm the Petroglyph National Monument (PETR) and ABQ MPOS and the experience of visitors to that landscape. The Staff Report acknowledges as much with the following statement on page 47, “The proposed maximum structure height may propose a negative environmental impact on the visual value of MPOS, as the proposed heights seem out of scale with area open space features. Such heights may compete with the elevations of the nearby volcanos, and would probably be visible from the City’s east side, similar to the current warehouse fulfillment center to the south of the DEII Airport just outside of the City. Such heights would also likely be an early impression on entry from the west into the City on the interstate.” This statement fails to acknowledge that the value of the area and views is more than economic. This land and views are sacred to Tribal Nations for whom the views have spiritual and cultural connections that span hundreds of years and

represents for all of us a distinctive feature that contributes “to the distinct identity of communities, neighborhoods, and cultural landscapes.” (Comp Plan, 11-27) I believe we can dispense with any argument that this proposal would fail to be harmful, has mitigated harmful effects to the maximum extent possible or that it does not conflict profoundly with Comp Plan requirements to protect heritage landscapes.

Undoubtedly, this manifest conflict with the Comp Plan explains the reason that the applicant fails to mention either Chapter 10, “Parks and Open Space,” or Chapter 11, “Heritage Landscapes,” in its justification letter. The Planning Staff report also fails to consider either of those Comp Plan elements as well; “Applicable Goals and Policies that were selected by the applicant are listed below. Staff analysis follows, indented below the goal or policy. *No additional goals and/or policies were added by Staff.*” (Staff Report, pg. 17, italics mine) Once again, this is a calculated and glaring omission. The project description clearly locates it adjacent to MPOS. Among the commenting agencies, the Open Space Division addresses this in its comments and cites their congruence with the concerns of the NPS/PETR. Those comments cite goals and policies of both Comp Plan chapters which speak to the relevant elements, ie open space and heritage landscapes. There is no good faith explanation for failing to include these two Comp Plan elements in any analysis of this project by either the applicant or Planning Staff.

The Comp Plan makes clear that all elements are to be considered; ““Staff and decision-makers must weigh all applicable policies on a case-by-case basis.” (Comp Plan, 1-6) Despite the omission of these two clearly relevant and applicable Comp Plan elements by the applicant and Planning staff, the Staff Report states, “6-6(I)(3)(a) The site plan is consistent with the ABC Comp Plan, as amended. As demonstrated by the policy-based analysis of the proposed Site Plan, the request is generally consistent with applicable Comprehensive Plan Goals and Policies after all Conditions of Approval are met.” (pg 30) It is impossible to square this conclusion with the plain language of the IDO 6-6(I)(3) and 6-6(I)(3)(a) unless one agrees that *all* applicable criteria means “all” *except* Parks and Open Space and Heritage Landscapes.

It is inaccurate to claim that the proposed structures will not significantly harm the landscape, PETR or the view shed of this area. The photos provided do not cover the extent of significant or culturally relevant views to and from this area. It is presumptuous to dismiss the views and concerns of Tribal nations and of those charged with protecting our public lands and our collective heritage. It is fundamentally dishonest to claim that an application for a Site-Plan meets all review and decision criteria for approval when the application omits any analysis of two clearly applicable and salient Comp Plan elements.

Prior written comments from the SFVNA provide even more detailed analyses of this proposal and the multiple reasons for our opposition, particularly of the harm of building heights greater than 36 ft. Those comments remain in the public record so I will not repeat them here. Suffice it to say, this application fails to address our views or provide a proposal that aligns with them. Similarly, the conditions of approval fail as well.

Commissioners, we respectfully request that you deny this application for a Site-Plan.

Respectfully submitted,

Jane Baechle  
Representative, SFVNA

Submitted: 12/16/24 12:49pm

Hessel Yntema  
hess@yntema-law.com  
215 Gold Ave SW, Albuquerque, NM, 87102, USA  
Neighborhood Association Repres

Site Plan - EPC [new]  
2018-001577  
SI-2024-01470  
7401 Paseo Del Volcan NW

Comments for the December 19, 2024 EPC Hearing

December 16, 2024

**By Electronic Mail**

Jonathan R. Hollinger, Chair  
City of Albuquerque Environmental  
Planning Commission

EPC Hearing on December 19, 2024:  
Project #PR-2018-001577,  
SI-2024-01470, Site Plan – EPC for  
Mesa Film Studio (“MFS”)

Dear Mr. Hollinger:

This firm represents Naeva, Westside Coalition of Neighborhood Association, Santa Fe Village Neighborhood Association, Michael T. Voorhees, and Jane Baechle (collectively the “Opponents”) in opposition to the referenced Site Plan application. This letter follows my letter dated December 3, 2024, for the Environmental Planning Commission (“EPC”) hearing on the referenced application. Please place this letter in the record for this case. I understand each of the Opponents may write the EPC separately or testify in opposition to the MFS application.

This letter is to raise additional objections to the conduct of the EPC related to the November 21, 2024, EPC hearing for this matter.

The Opponents obtained a video and “zoom transcript” of the November 21, 2024, EPC hearing in this matter through a request under the Inspection of Public Records Act (“IPRA”). The IPRA-produced video and transcript do not appear to be in the materials placed on the City website by the Planning Department on December 12, 2024, for this case, although at this time I have not been able to review all of the materials placed on the website by the Planning Department.

Review of the IPRA-produced video and zoom transcript show that at about 2:19.55 of the hearing (zoom transcript at pp. 82-83, copy attached) the EPC discussed taking a “5 min recess” to discuss off the record to “make a decision” relating to notice for the hearing. Chair Hollinger stated: “let’s give staff a little bit of time to craft an answer to that, and we’ll see you guys in a few minutes”. On the video and in the zoom transcript, the next thing that happens is that Chair Hollinger states (from the zoom transcript) “There, there is an error on cities behalf.” (sic). Those of us who attended the hearing and were paying attention heard

Jonathan R. Hollinger, Chair  
City of Albuquerque Environmental  
Planning Commission  
December 16, 2024  
Page | 2

EPC members continue their discussion about the case after Chair Hollinger purported to close the EPC meeting. That discussion included an exchange between Commission Carver and Commission MacEachen which the Opponents raised in their request by letter dated December 3, 2024, that Commissioner MacEachen be recused for bias or prejudgment.

From the Opponents' perspective, it appears that Chair Hollinger "closed" the EPC meeting in violation of the New Mexico Open Meetings Act, and that the EPC Commissioners then continued to discuss and make decisions about the matter outside the open portion of the hearing. This letter is to provide notice to the EPC of the apparent OMA violation.

Further, it appears that the EPC or someone with delegated authority of the EPC destroyed or tampered with the EPC public records to delete the "break" EPC discussions (which discussions apparently included Planning Department staff as well as EPC members).

The Opponents object to the EPC conducting business in closed meetings and the destruction of or tampering with EPC records for a public quasi-judicial hearing. These developments call into question the validity of the MFS application proceeding.

The Opponents request that the EPC with the assistance of counsel or outside professionals not connected to the Planning Department review the OMA procedures for conducting including closing open meetings and investigate and disclose how the records of the hearing came to be "redacted" and who authorized and effected the redaction.

Because these latest developments call into question the validity of the EPC proceeding, the Opponents request that the MFS Site Plan application be dismissed or discontinued at this time or deferred until the issues of the apparent OMA violation and the improper redaction of records of EPC business are resolved.

Jonathan R. Hollinger, Chair  
City of Albuquerque Environmental  
Planning Commission  
December 16, 2024  
Page | 3

Very truly yours,

YNTEMA LAW FIRM P.A.

By /s/ Hessel E. Yntema III  
Hessel E. Yntema III  
Yntema Law Firm P.A.  
215 Gold Ave. SW, Suite 201  
Albuquerque, NM 87102  
505-843-9565  
hess@yntema-law.com

Commissioner Adrian N. Carver: rather than the I believe the 14th is the requirements or the the it. I believe it has to be posted on that the Thursday prior to the meeting. So I'm trying to determine

Commissioner Adrian N. Carver: if if that occurred.

Chair Hollinger: Miss Haney. I think that would be directed to you, or or Michaela.

Mikaela R-W (she/her): Go ahead!

Catherine Heyne - CABQ Planner: Ms. Whitmore. Thank you.

Mikaela R-W (she/her): Sure the staff report was posted on Friday the 15, th

Mikaela R-W (she/her): and I'm trying to find where

Mikaela R-W (she/her): the rule establishing when it needs to be posted is, and I'll need a little bit of time to

Mikaela R-W (she/her): finish that answer.

Chair Hollinger: Commissioner Carvey, are you okay? If we table that question to maybe move on to the additional questions you may have.

Commissioner Adrian N. Carver: It seems to me that that's a pretty important piece, and if it was not you know, if it if it does not meet that requirement, then

Commissioner Adrian N. Carver: perhaps we can save us all some time and

Commissioner Adrian N. Carver: and make a decision on what needs to happen if that if that was. If that didn't happen.

Chair Hollinger: Understood. Miss, runs Whitmore. How much time would you potentially need to find an answer to that.

Mikaela R-W (she/her): Mr. Chair. Could I get a 5 min recess.

Chair Hollinger: You may. Okay.

Matt Myers: Help. If Commissioner Carver, do you know specifically what you're citing to.



Commissioner Adrian N. Carver: I don't.

Matt Myers: Okay.

Commissioner Adrian N. Carver: I'm looking for it, too.

Matt Myers: Yep.

Chair Hollinger: So being said, the time is 11 0, 5 let's give Staff a little bit of time to craft an answer to that, and we'll see you guys here in a few minutes.

Chair Hollinger: There, there is an error on cities behalf.

Chair Hollinger: The deferral is potentially in the air. How would we move forward.

Mikaela R-W (she/her): Mr. Chair. Commissioners you could defer it for 30 days to the regular hearing next month.

Mikaela R-W (she/her): You could also defer it to any point.

Mikaela R-W (she/her): You could do it like a week early.

Mikaela R-W (she/her): A week ahead of your next regularly scheduled meeting. If everyone will be here, at least a quorum will be here. We need at least.

Mikaela R-W (she/her): I'm gonna say, 17 days to be able to get the legal ad to to post.

Mikaela R-W (she/her): to have a full 15 days posted before we meet again.

Matt Myers: Okay.

Matt Myers: Jones.

Chair Hollinger: Hold on just a second, Mister Myers.

Matt Myers: Yeah, sure.

Chair Hollinger: Ms. Jones, I saw your hand up.

Submitted: 12/16/2024 2:09PM

Evelyn Rivera  
rioreal@earthlink.net  
4505 Chadwick Rd NW  
Resident

Comp Plan

PR-2018-001-001577  
SP-2024-01470

As a resident of the Taylor Ranch community I write in opposition to the DEII Film Studio Site Plan. I believe that the proposed development will have a negative on the Petroglyph National Monument. Have environment assessment studies been conducted to determine the impacts to this sacred site? I am also concerned about the impacts to the Taylor Ranch community. Will the airport expansion increase air traffic/noise above Taylor Ranch. I don't believe that the local infrastructure is adequate to accommodate increase road traffic. Everything must be done to protect and preserve the Petroglyph National Monument.

Submitted: 12/16/2024 4:03PM

MichaelVoorhees  
mike@cyonic.com

Neighborhood Association Repres

Site Plan - EPC [new]  
PR-2018-001577  
Double Eagle II Airport

Please include the attached pdf in the 48-hour rule materials and confirm receipt and distribution to the EPC.

**48 Hour Rule Comments for Site Plan–EPC Hearing deferred until December 19, 2024**

Date: December 16, 2024

To: Jonathan Hollinger, Chair, Environmental Planning Commission

From: Mike Voorhees

RE: Project # PR-2018-001577                      SI-2024-01470 – Site Plan – EPC

Chair Hollinger & Commissioners:

After reviewing the 493 page Staff Report and the 1149 pages of Public Comment posted to the EPC web page, as well as reviewing the related IPRA record request #24-14031, an additional major additional concern is raised.

It appears that City staff have engaged in a criminal violation of Article 26 - Interference with Public Records Section 30-26-1 - Tampering with public records.

I have reviewed the redacted Nov. 21, 2024 EPC Hearing video and the redacted transcript. The discussion between Commissioner MacEachen and Commissioner Carver was unlawfully redacted. The discussion did not take place during a declared “closed meeting”. The discussion did not involve any subject exempted from the open meeting requirement under Subsection H of Section 10-15-1 of the Open Meetings Act (Chapter 10, Article 15 NMSA 1978). Nor did the redacted information involve any exception in NM Stat § 14-2-1 (2023). If the portion of the conversation was deemed to have occurred during a recess, then that discussion itself violated the Open Meetings Act. The information is relevant to our request for Commissioner MacEachen to recuse or be recused from participation in the Mesa Film Studio application review, due to his hostility and accusations against Commissioner Carver, and his statement expressing his expectation that fellow Commissioners should discuss issues of cases under review by the EPC outside of open meetings in violation of their Rules of Practice and Procedure and the Open Meetings Act. It is likely that such redaction was done without lawful authority, and as such is a criminal violation of § 30-26-1, which is a fourth degree felony.

As this issue impinges upon due process and civil rights of interested parties and the public, the Mesa Film Studios Site Plan – EPC must be deferred until the issues is resolved and the record corrected with sufficient time to review the material prior to any related hearing.

Sincerely,



Mike T. Voorhees

Executive Committee Member at Large

West Side Coalition of Neighborhood Associations

Submitted: 12/16/24 5:11pm

Jane Baechle  
Jane.Baechle@gmail.com  
7021 Lamar Ave NW  
Resident

Site Plan - EPC [new]  
PR-2018-001577  
SI-2024-01470 DEII Film Studio - Site Plan - EPC  
7401 Paseo del Volcan 87120 within the DEII Master Plan

Please find attached my letter as an individual resident of ABQ regarding this EPC case.

Please ensure it is included in the 48 hour materials for the EPC hearing on December 19, 2024.

Thank you for your assistance.

Jane Baechle  
7021 Lamar Avenue NW  
Albuquerque, NM 87120  
[Jane.Baechle@gmail.com](mailto:Jane.Baechle@gmail.com)

Date: December 16, 2024

To: Jonathan Hollinger  
Chair, EPC

From: Jane Baechle

Re: Project # PR-2018-001577  
SI-2024-01470 – Site Plan – EPC

After reviewing the Staff Report and other materials for this project published on Thursday, December 12, 2024, I am again writing to oppose this Site-Plan and the assumptions made by Planning Staff that a text amendment to a Master Plan provides the justification for crafting a “Revised Table of Applicable Standards for Development on NR-SU Zoned Property” and arbitrarily deciding that the relevant zoning standards for such a determination are those which apply to the NR-LM zone. The Staff Report for this case continues to employ a process which can only charitably be called “irregular.”

Among the actions of City staff that I believe can reasonably be characterized as “irregular” are the following:

- The City of Albuquerque Aviation Department entered into a lease agreement with Mesa Media Holdings LLC before the Master Plan amendment adding additional non-aeronautic uses had been finalized by City Council and before the April 18, 2024 EPC hearing.
- The lease agreement identifies a total of 4 parcels, not solely the approximately 60 acre site listed as “Proposed Mesa Film Lease Studio Tract 2” indicating there is a reasonable expectation that the Mesa Film Studio site is expected to be considerably larger while this application omits any reference to potential future development.
- The Master Plan “text amendment” specifically identified “film studio” as an additional use yet Planning Staff categorize it as “light manufacturing” (a designation inconsistent with the IDO definition “The assembly, fabrication, or processing of goods and materials, including machine shop and growing food or plants in fully enclosed portions of a building,..”).
- Planning Staff establish Use-Specific Standards that conflict with the IDO after designating a film studio as light manufacturing.

- The IDO clearly establishes “film production” as a temporary use and one that is not an allowed use in the NR-SU zone.
- The Staff Report references the Master Plan and its IDO definition (“A Rank 3 Plan developed and approved by an implementing City department to guide the development, maintenance, and operation of individual public resources or facilities.”) yet uses it to assign a zoning category different from the existing zone designation to a private project .
- Planning staff exempts this project from applicable standards that govern development in Sensitive Lands and adjacent to MPOS.

It is clear that the City is not acting in good faith in its analysis of this project or in its conduct of the approval process. Consideration of this application was deferred by the EPC from November 21, 2024 to December 19, 2024 after it became clear that two requirements regarding publication of the case had not been met; those were publication of the legal ad 15 days prior to the hearing and the publication on the EPC website of the Staff Report and relevant materials by the Thursday preceding the hearing at 3 p.m. The EPC agenda listed only the address for this Site-Plan until at least Friday evening, November 13, 2024. I am confident of that because I continued to look.

As a further example of the City’s deceptive communications, I submitted an IPRA request for the video and transcript of the November 21, 2024 EPC meeting. I received those 11 days after my request. The response to my request stated, “Please be aware that our office redacted protected personal identifier information contained in the requested records, pursuant to NMSA 1978, Section 14-2-1.1.” I can absolutely understand redacting the personal information including address and email for those who comment. What I found on review, however, was that there was no record of the discussion in the meeting between Commissioner Carver and Commissioner MacEachen, a conversation in which Commissioner MacEachen challenged Commissioner Carver for addressing the issue of adequate notice in the public meeting rather than communicating it prior to that time to Commissioners. I can assure you I am not the only member of the public in that zoom meeting who heard this exchange.

Several things seem clear to me. The Mesa Film Studio project was intended by the City to be approved regardless of any issues, conflicts with the Comp Plan or any required process to vet it prior to approval. It represents a determination in search of regulatory support. City Planning staff have bent over backwards to look for ways to use the IDO to manufacture support, at least since the initial Staff Report of the proposed Site-Plan for the entire DEII was published on Thursday, August 8, 2024 in which Planning Staff concluded that building heights above 36’ would conflict with the Comp Plan. The City has failed entirely to act in good faith on this matter.

Commissioners, I respectfully request that this application be dismissed. Failing that, it should be deferred until any questions about the conduct of meetings, the approval process or relevant communications have been addressed and all parties who have an interest in this project can reasonably expect a fair and transparent review of the merits of the proposal.

Thank you for your time and consideration.

Sincerely,

Jane Baechle  
Resident of ABQ



Submitted: 12/16/2024 6:40PM

Ahtza Chavez

ahtza@naeva.org

7906 Menaul Blvd NE, Albuquerque, NM, 87110, USA

Indigenous community organization

Site Plan - EPC [new]

PR-2018-001577

SI-2024-01470

Double Eagle II Airport

See PDF



Date: December 17, 2024

To: Jonathan R. Hollinger, Chair, Environmental Planning Commission

From: Ahtza Dawn Chavez, Executive Director, Naeva

Re: EPC Hearing on December 19, 2024:  
Project #PR-2018-001577,  
SI-2024-01470, Site Plan – EPC for Mesa Film Studio (“MFS”)

Dear Chair Hollinger,

I am writing again to oppose the Mesa Film Studios’ application of Project # PR- 2018-001577, SI-2024-01470 – Site Plan – EPC within the Double Eagle II airport property. Naeva has previously opposed an application to the EPC, and submitted written public comments on November 19, 2024 in connection to this project.

### **Naeva’s History Protecting the Petroglyph National Monument**

Naeva was established following efforts to protect a site sacred to Indigenous people all over New Mexico, the Petroglyph National Monument in Albuquerque, New Mexico. During this time, we became heavily involved in community engagement and advocacy around urban development, taxes, infrastructure, and their impacts on the land, air, and water. Despite mobilizing members and allies to influence key policies, we were ultimately unable to stop the development of two freeways through this sacred site. However, this experience has shaped our civic engagement work, and we continue to work directly with Tribal leadership and urban Indigenous communities in New Mexico. Our mission is to bring together community stakeholders to improve the material, spiritual, and emotional well-being of Indigenous communities across New Mexico. Through community organizing and education strategies, we aim to raise awareness and drive action on critical issues impacting Indigenous people. In partnership with Indigenous community and Tribal leadership from all 23 NM Nations, Tribes, and Pueblos, Naeva provides a platform for community members to have their voices heard in decision-making spaces where Tribal governments may not be able to fully engage. We ensure that Indigenous perspectives are central to policy discussions, particularly on issues like development, environmental protection, and cultural preservation. It is because of this history that we oppose Mesa Film Studios’ Double Eagle II Airport Site Plan – EPC application.

### **Opposition to Mesa Film Studios’ Double Eagle II Airport Site Plan – EPC application**

Naeva opposes the Mesa Film Studios’ Double Eagle II Airport Site Plan – EPC application because it does not properly protect the cultural and historical significance of the area surrounding the Double Eagle II Airport. Additionally, we are raising issues with the City of



Albuquerque's administrative processes to push through Mesa Film Studios' project without meaningful Tribal consultation or serious consideration of public input. Albuquerque is surrounded on all sides by Pueblo Tribal lands and one Navajo chapter. Albuquerque is home to the 6th largest Urban Nation population in the country. The city of Albuquerque simply must have meaningful Tribal consultation and consent amongst the Nations, Tribes, and Pueblos who have religious connections to and are stakeholders to the Petroglyphs. Moreover, any development that would alter the viewscape and cultural landscape Nations, Tribes, and Pueblos have utilized since time immemorial, respectfully must be vetted and consented to by surrounding Indigenous Nations, Tribes, and Pueblos.

### **Opposition to Mesa Film Studios Project Due to Disregard for Indigenous Perspectives**

Naeva opposes the Mesa Film Studios project on the West Mesa due to the City's failure to meaningfully consider Indigenous perspectives in its land use decision-making process. The project's proximity to culturally significant spaces, including Petroglyph National Monument, the volcanoes, and viewsheds of Mt. Taylor, looking west from the Monument, raises significant concerns about cultural preservation, environmental justice, equitable consultation with Nations, Tribes, and Pueblos, and engagement with Indigenous communities. The City and developers have failed to engage in substantive and proactive consultation with Indigenous communities or Tribal leaders. Outreach efforts appear to have occurred only after public criticism, treating consultation as a formality rather than an essential part of the decision-making process. The allowable heights and viewsapes sought have not been communicated clearly. Nations, Tribes, and Pueblos have not been afforded the opportunity to meaningfully shape the project, which reflects a lack of respect for their sovereignty and connection to this land. Only a small fraction of the recognized stakeholder Nations, Tribes, and Pueblos with cultural ties to this sacred site were contacted.

Petroglyph National Monument holds deep cultural and spiritual significance to Indigenous peoples. The planned development of 65-foot-tall structures threatens to alter the visual and cultural integrity of this sacred landscape. By prioritizing private economic interests over cultural preservation, the City has demonstrated a lack of understanding of the Petroglyphs' importance to local Tribes.

The City's planning process has not considered Indigenous ecological knowledge, which is integral to the responsible stewardship of land and cultural resources. The potential for environmental degradation—such as habitat disruption, increased water usage, and damage to the local ecosystem—is apparent in the project's planning documents and poses a risk not only to the land but also to cultural practices closely tied to these natural features.

The absence of Indigenous voices in public forums and City deliberations highlights a systemic disregard for Indigenous communities' concerns. The unequal power dynamics between private developers and these communities have further marginalized Indigenous perspectives, perpetuating a colonial approach to land use planning.



## Request for Action

Given these significant concerns, I urge the EPC to:

- Suspend further approvals for construction activities until meaningful, government-to-government consultations with all Nations, Tribes, and Pueblos with connections to the area are conducted. A one-time attempt to contact a Nation, Tribe, or Pueblo does not rise to the level of *meaningful* Tribal consultation.
- Incorporate sincere, community-driven measures to protect the cultural, environmental, and visual integrity of Petroglyph National Monument and viewsheds in all directions from the Monument.
- Develop policies that ensure Indigenous voices and perspectives are centered in City land use projects that impact sacred lands.

The Mesa Film Studios project presents an opportunity to rectify historical patterns of exclusion and inequity in land decisions. By engaging in transparent, respectful, and collaborative engagement with Indigenous communities, the City of Albuquerque can set a precedent for equitable and culturally respectful development.

For all the above reasons, Naeva opposes the Mesa Film Studios' Double Eagle II Airport Site Plan – EPC application and thus requests the EPC to deny their application, PR-2018-001577, SI-2024-01470.

Respectfully,

Ahtza Dawn Chavez  
Executive Director, Naeva

Submitted: 12/17/2024 7:45AM

Peggy Neff  
peggyd333@yahoo.com

Local business owner

Site Plan - EPC [new]  
PR-2018-001577  
SI-2024-01470

Reference: PR-2018-00577 very close to the National Heritage site of the Petroglyphs on the acreage of the Double Eagle airport.

Requesting Denial

Commissioners, having witnessed the last hearing & having read the public comments, I am duty bound to weigh in.

For years, I've attempted to provide a modicum of public oversight to CABQ's PD evolution and the EPC's practices. Since the IDO's inception there has been an unabridged, intentional, and quite likely lucrative, assault on zoning changes, processes, and priorities.

'Growth at all cost' has superseded conscientious, long-term, community driven, sustainable change. Mr. Bohannon has been at the forefront of this. To see his name associated here prompts me to send this note.

At one point, the truths of those beneficiaries in charge of the takings: the removal of residents' protections, the trashing of site plans, the reduction of notifications, the marginalization of public inputs, the elimination of conditional permitting, the arbitrary and capricious application of rule will be exposed, and your names will be among those to be held accountable. Shame.

**From:** Dan Regan <[dlreganabq@gmail.com](mailto:dlreganabq@gmail.com)>  
**Sent:** Monday, December 16, 2024 7:13 PM  
**To:** PlanningEPC <[PlanningEPC@cabq.gov](mailto:PlanningEPC@cabq.gov)>  
**Cc:** [dlreganabq@gmail.com](mailto:dlreganabq@gmail.com)  
**Subject:** 48 Hour Comments -- EPC PR-2018-001577 SI-2024-01470 - Site Plan - EPC

**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Commissioners,

Please receive, accept and review my attached comments (also copied below for your convenience) in preparation for your upcoming meeting. Thank you for your assistance with this matter.

**48 Hour Rule Comments for Site Plan—EPC Hearing deferred until December 19, 2024**

Date: December 16, 2024

To: Jonathan Hollinger, Chair, Environmental Planning Commission

From: Dan Regan

RE: Project # PR-2018-001577 SI-2024-01470 – Site Plan – EPC

Chair Hollinger & Commissioners:

The EPC has had a quite checkered history with this matter. First, the garbled and unexamined sleight of hand by the CABQ staff in initially reporting that all Federal guidelines and regulations had been met for a development this near an airport (which is not and was not true or accurate as applied to the entire application). Now we have changes being inserted without any notice to the public in a timely fashion so that they could be addressed appropriately. To cite one capture of this latter reality from an ICC member: The application and Staff Report now explicitly state that the intent here is to change the zoning of this parcel to NR-LM. It is defining film production as "Light Manufacturing" and removing this project from two IDO requirements for a conditional use approval for any manufacturing activity outside of an enclosed space and for any manufacturing activity within 330' of MPOS. It is effectively saying that this project is exempt from any conditional use requirements that are written in the IDO. Approving this level of changes could set precedent for developers to walk even further away from any IDO regulations.

I believe that there is already one court action that has been brought against the mishandling of this matter. I do not think it wise, prudent or salutary that the EPC should act on this matter until such time as all of the irregularities contained therein have been exposed to the full light of your procedural hearings.

As a taxpaying citizen, I do not want to see good money chasing bad money down a rat hole of court actions. I am a member of the Knapp Heights Neighborhood Association Board of Directors and a participant in the ICC; my comments today are my own personal summation of what I perceive as potentially bad governance.

I ask that this entire matter be postponed / deferred yet again.

Thank you for your attention to all of the above

Submitted: 12/16/2024 7:58PM

PATRICIA WILLSON  
info@willsonstudio.com  
505 Dartmouth Dr. SE  
Neighborhood Association Repres

Site Plan - EPC [new]  
PR # 2018-001577  
SI-2024-01470

EPC CASE # SI-2024-01470 Double Eagle II Film Studio - Site Plan- EPC

I have a letter for Chair Hollinger, will attach as document below

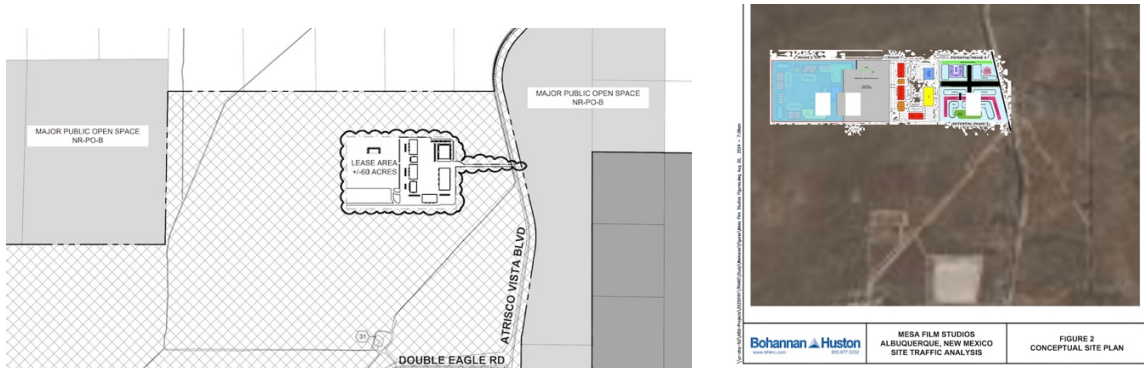
Date: December 16, 2024  
To: EPC Chair Jonathan R. Hollinger  
From: Patricia Willson, Albuquerque resident  
Re: Project #: 2018-001577  
Case #: SI-2024-01470  
DEII Film Studio – Site Plan – EPC  
48-hour material

Chair Hollinger,

The Staff Report for this Agenda Item notes that “...Conditions of Approval have been recommended to create clarity, consistency, and **adequate compliance** with pertinent IDO and Comprehensive Plan goals and policies.” (emphasis mine). Adequate review of this request requires combing through 1,839 pages of material—a 197-page Master Plan, a 493-page Staff Report, and 1,149 pages of Public Comment.

Am I correct in understanding that Staff proposes changing zoning of the entire area to NR-LM—thus establishing a building height limit of 65’? While the proposed development is over 1,000’ from the road, future phases may not be. The bubbled Lease Area on the left diagram (Staff Report, page 450) shows the proposed ±60 acre lease area. Yet Bohannon Huston’s Site Traffic Analysis (Staff Report, page 374) shows an additional Phase 2 to the west and a Potential Phase 3 (with a 3-story hotel) to the east, directly adjacent to Atrisco Vista Blvd.

Planning Staff’s Recommended Conditions of Approval say absolutely nothing about future phases for Mesa Film Studios within the DEII Airport property. Why does this feel like a bait and switch?



Although I serve on the District 6 Coalition board and am a representative to the Inter-Coalition Council, these comments are my own. I respectfully request that the Environmental Planning Commission add Findings to the Planning Staff Report’s Recommended Conditions of Approval to address future project Phases.

Thank you for your time and attention,

Patricia Willson, Albuquerque resident