

## Doraida Arias

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**From:** Daniel Beaman  
**Sent:** Thursday, March 5, 2026 6:02 PM  
**To:** Doraida Arias  
**Subject:** Fwd: Comments & Concerns about proposed zoning change ZNCH-26-001

Please have Sara upload this too. Thanks!

Sent from my iPhone

Begin forwarded message:

**From:** Tony Hull <tonyhull@unm.edu>  
**Date:** March 5, 2026 at 4:45:31 PM MST  
**To:** Daniel Beaman <dbeaman@sandovalcountynm.gov>  
**Subject:** **Comments & Concerns about proposed zoning change ZNCH-26-001**

ATTN: Daniel J. Beaman,

I am writing with high concern about and **vigorous opposition** to possible granting the "request by Jonathan & Antoinette Dominguez for a Zone Map Amendment from CD-LP to Special Use District." My residence is a little over 2000 feet from the property proposing zoning change. I selected this place 21 years ago, precisely because of the present CD-LP zoning throughout.

I am against the zoning change for negative implications associated with potential impact on disruptions quality of life, effects on roads and property values.

The Google Map Satellite Image below shows how unpermitted use of the Dominguez land on Calle Taraddei has already been highly disruptive to the land! The image also shows the presence of heavy trucks and earth-moving machines.



The property has been associated with incessant noise, loudly heard at my residence, of heavy machinery, including backup signal beeps and the engine and gear progressions of heavy trucks on the roads. Frequently, both have been heard, even before 7am, and this has been HIGHLY DISRUPTIVE.

My strong objections about granting Special Use District zoning change include:

1. The Dominguez's have demonstrated that they are already acting outside of restrictions of CD-LP zoning.
2. The request topics do not seem to warrant a zoning change
  - a. Would house and vineyard be appropriate to existing CD-LP?
  - b. There are three existing "Event Centers" nearby, apparently each underutilized and it is hard to imagine another would be viable.
    - i. Placitas Winery,
    - ii. La Estrella and
    - iii. The Hacienda Wedding Venue
3. However, I have great concern of what might be allowed and would be done (without further controls) in the future since there would be a large use latitude as a Special Use District! Eventualities below, in part or all, would constitute largely ruining the way of life in this part of Placitas!
  - a. Heavy trucks navigating fragile curvy hilly roads
  - b. Dominant loud noise emitted by earth-moving equipment.
  - c. Rapid degradation of roads not built for heavy machinery
  - d. Traffic and congestion between my house and exit 242 of US25.
  - e. Damage to vehicles from pebble emission from gravel trucks.
  - f. Pervasive dust associated with earthmoving. Due to frequent high winds, dust may be spread over a wide area.
  - g. Sounds of earthmoving including incessant backup beeping
  - h. Drawing of well water to suppress dust and other industrial functions.
    - i. The Dominguez property is upstream of the aquifers that feed my well and that of my neighbors.
    - ii. Are the existing Dominguez wells now monitored with respect to allowed water use? Would they be monitored?
    - iii. It is known that water resources in this area of Placitas are very limited and industrial level of use could trigger a water disaster!
  - i. Any molecular pollution (hydrocarbons, toxins, etc.) associated with machinery and unmonitored landfill could poison the aquifers feeding all the surrounding wells.
  - j. We must consider the negative effect this would have on wild animals, small and large.
  - k. I am strongly concerned about nighttime light pollution. Experience of dark skies is large part of why I live in Placitas. Would "safety concerns" effect dark skies as they did for the LaFarge/Vulcan mines on the West Side of Placitas?
  - l. A zoning change may be expected to have a significant negative impact on the valuation of residential property within miles around the Dominguez property, including where I live and even Diamond Tail as well.

**I urge you to reject the Dominguez appeal ZNCH-26-001** to become a Special Use District. Use of the Dominguez land has already been disruptive over a wide area with apparent misuse under the existing CD-LP. It would be a huge setback for me and my neighbors if this application were to be approved!

Thank you,

~Anthony B. Hull

Adjunct Professor of Physics and Astronomy  
University of New Mexico

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