



CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

Guide to Staying Informed

There is no single way to stay fully informed about the CMR golf course situation, but here is a non-exhaustive list of information sources.

- 1. This CMRRCA Newsletter.** Published monthly to CMRRCA homeowners via email about the first of the month then in hardcopy with the monthly Walters billings three weeks later about the 20th of the month. To get the Newsletter early via email along with other CMRRCA emails, homeowners can sign up at the CMRRCA.org website or the waltersmanagement.com website. Homeowners can also attend Board meetings on the second Tuesday of the month at the CMR clubhouse at 6:00 pm. Visit the CMRRCA.org website for more information.
- 2. CMR Sabre Springs Community Council (CMRSSCC).** This is an early step in the City's planning process. Attend Community Council meetings at the CMR Rec Center on the second Wednesday of the month at 6:30 pm, and subcommittee meetings as announced. To find out more and get meeting announcements and agendas, contacting Chairman Eric Edelman at edelmanrealty@gmail.com and asked to be placed on the email list for the CMRSSCC.
- 3. CMR United.** See CMR United article below for information about how to get this organization's views.
- 4. New Urban West.** See article below regarding this developer and its contact information.
- 5. Nextdoor.** This is a social networking service for neighborhoods. One can sign up for the Carmel Mountain Ranch neighborhood and see intermittent postings and discussions about CMR golf course related matters, CMRSS Community Council announcements, and other community information and posts.

STAY INFORMED

Golf Course Matters

There are two major developments regarding the golf course.

New Urban West

First, almost immediately after the last Newsletter was published it was revealed that **New Urban West** (NUW) had just reached an agreement with the golf course owners to obtain an option to potentially ultimately purchase and develop the golf course land. At the April 10 CMRSS Community Council meeting NUW's Jonathan Frankel made a 15 minute presentation essentially stating that NUW had 90 days from May 1, 2019, to submit a plan to the City to begin studies and design for development of the golf course land, and that if approved by the City to continue NUW would engage with the CMRSS Community Council, the subcommittee the CMRSSCC would form to deal with the golf course and NUW, and other community outreach to gather technical and site information and community input to develop its plan.

Frankel stated NUW would not actually own the land unless and until the City Council approved the necessary zoning changes. Frankel stated he would be attending future CMRSSCC meetings, and provided a website: CMRvision.com, for more information.



New Urban West and Golf Course Maintenance

Second, certain matters have been clarified regarding maintenance of the golf course. NUW's Frankel stated on April 10 that NUW does not have responsibility for maintenance of the golf course and that it encouraged the golf course owner to develop and execute a maintenance plan. On April 12 NUW distributed for the golf course owners a "Maintenance Notice" which state in part "With the rainy season behind us, golf course ownership will be commencing site maintenance work. These activities will include weed abatement, removal of dead trees and other fire safety measures." The Maintenance Notice states the questions can be directed to the owner at: info@clubcmr.com. Some work has begun.

The deeper background is that the golf course land was and is governed not only by zoning restrictions, but also a series of three Conditional Use Permits which essentially required, among other things, the golf course owners to maintain the golf course facilities in a “litter free condition.” The City has informed the golf course owners that the City believes the owners to be in violation of the zoning and Conditional Use Permits in part because the condition of the golf course is not in accordance with its original permitted conditions.

In summary, the condition of the golf course going forward unless and until NUW assumes responsibility, is still the responsibility of the current owner under the direct supervision/oversight of the City. To obtain further information or to express your views, contact Councilmember Mark Kersey at markkersey@sandiego.gov, and/or Zoning Investigator Carrie Lindsay at CLindsay@sandiego.gov and refer to case number CE-0503256.

(DISCLAIMER: The following article has been provided by CMR United. Inclusion in the Newsletter does not constitute an endorsement of CMR United or its views by the CMRRC, its Board, or its Golf Course Committee).

The Future of the CMR Golf Course Land is Wide Open

At last month's CMRSSCC meeting, New Urban West (NUW) announced its intention to study and subsequently ask the city to rezone the CMR golf course land for the purpose of building new homes on the property.

Following that presentation, CMR United responded to the audience with a different message: There are alternatives to NUW's development plans and new housing on the CMRGC land is not inevitable.

As a reminder to the article in last month's newsletter, CMR United is a 501(c)(3) non-profit organization, formed in 2018, representing CMR homeowners unified to promote smart growth and to keep the former CMR golf course land zoned for agriculture. CMR United is comprised of Carmel Mountain Ranch residents, voters, homeowners, and business owners, equally concerned for smart solutions to San Diego's housing crisis and for the preservation of Carmel Mountain Ranch's much-needed open space.

CMR United's position has three pillars of rationale:

1. The Carmel Mountain Ranch community is comparatively under-served for open space and cannot afford to lose any of the golf course land to development. The original Carmel Mountain Ranch Community Plan stated this objective:

TO INCORPORATE PARKS, A GOLF COURSE, RECREATION AND OPEN SPACE LINKED BY PEDESTRIAN, HIKING AND/OR BIKE PATHS TO MEET THE NEEDS AND DESIRES OF USERS.

This approved Community Plan allowed for 23% open space acreage, including the golf course. Comparably sized neighboring communities, such as Sabre Springs and Black Mountain Ranch, have open spaces ranging from 50 to 67 percent of the total acreage. If any portion of the CMR golf course land is rezoned and developed, our open space share will further shrink to an unfair and unacceptable balance.

2. CMR United has a practical, sustainable, alternative proposal for the future of the golf course land. Our plan calls for the preservation of our community's current open space, zoned AR-1-1 for agricultural use. It includes multiple funding components to offset the acquisition and maintenance costs of the land. It includes options to allow for a mix of public and private access for the current and long-term benefit of our community. The details of this plan will be announced in the near future encouraging concerned CMR homeowners and residents to make their voices heard by our city leaders.

3. CMR United supports alternative solutions for affordable housing, including the transformation of select commercial properties to modern mixed-use developments near public transit. The city of the future will not support the current infrastructure of 20th-century retail stores, which are closing in record numbers. We ask our San Diego City Council and Planning Commission to pursue alternatives that reimagine vacant shopping centers as vibrant hybrids of residential and retail use.

If you agree with this practical, sustainable vision of Smart Growth for Carmel Mountain Ranch, your support and involvement are needed. To learn more, visit www.CarmelMountainRanch.org and sign up for our email newsletter at cmrunitedcomms@gmail.com.