

# CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

## Community Newsletter

## April 2020

Visit the [www.CMRRCA.org](http://www.CMRRCA.org) website. To get the Newsletter early via email along with other CMRRCA emails, homeowners can sign up at the [CMRRCA.org](http://CMRRCA.org) website or [portal.waltersmanagement.com](http://portal.waltersmanagement.com). To get Carmel Mountain Ranch/Sabre Springs Community Council (CMRSSCC) and Subcommittee announcements and agendas, contact Chairman Eric Edelman at [edelmanrealty@gmail.com](mailto:edelmanrealty@gmail.com) and asked to be placed on the email list for the CMRSSCC.



### CALENDAR OF EVENTS



#### ***Following in chronological order are the near future meetings you can attend :***

1. March 10, 2020. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, at the Marriott Courtyard, 11611 Bernardo Plaza Court.
2. March 11, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
3. March 24, 2020. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm.
4. April 8, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
5. April 14, 2020. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, at the Marriott Courtyard, 11611 Bernardo Plaza Court.
6. April 28, 2020. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm.



## **Golf Course Matters Major Developments:**



**Updated Transportation Impact Analysis Table, 7,928 Average Daily Trips new weekday total.** Part of New Urban West's (NUW) Initial Submittal on November 14, 2019, was the Transportation Impact Analysis (TIA), dated October 30, 2019, which has now been **updated** in a new draft TIA dated January 29, 2020. The TIA's were prepared by a NUW consultant. The new draft TIA now states that Average Daily Trips from the 1,200 planned units is **7,928**, up from 7,480. The difference is that the new TIA changes the units on Holes 16 and 17 from Senior Apartments to Market Rate Apartments, which changes the Average Daily Trips per unit from 4 for Senior Apartments to 6 for Market Rate Apartments.

**Average Daily Trip (ADT)** is defined in the City's Traffic Impact Study Manual (July 1998) (available on line at the City's website) as: "Two direction, 24 hour total count of vehicles crossing a line in an average weekday." The City's Trip Generation Manual (also on line at the City's website) states in Table 3-1 that a multiple dwelling unit with under 20 dwelling units per acre will generate 8 trips a dwelling unit per weekday, that a multiple dwelling unit with over 20 dwelling units per acre will generate only 6 trips a dwelling unit per weekday, and that Retirement/Senior Citizen Housing will generate 4 trips per day.

Following is an **updated table** regarding ADTs and trip generation rates taken from the City's Initial Preliminary Review dated December 20, 2019, p.25, and updated by the new draft Transportation Impact Analysis dated January 29, 2020.

In the table, Unit means Hole, units means dwelling units, Ac means acre, unit/ac means dwelling units per acre, ADT means average daily trips. The "Private Driveway" means where the developer has proposed to put the sole entrance/exit to the housing area. "Cumulative" per named area provides ADT for relevant neighborhoods.

**Unit/Hole 1 (Townhomes):** 5.1 Ac, 66 units, 12.9 unit/ac = 8 trips/unit x 66 units = **528 ADT**

**Unit/Hole 1 Private Driveway.** Windcrest Lane, where the cart path comes out of Hole 1 to Windcrest Ln.

**Unit/Hole 2 (Townhomes):** 4.16 Ac, 87 units, 20.9 unit/ac = 6 trips/unit x 87 units = **522 ADT**

**Unit/Hole 2 Private Driveway.** Shoal Creek Drive.

**Unit/Hole 8 (Townhomes):** 6.9 Ac, 98 units, 14.2 unit/ac = 8 trips/unit x 98 units = **784 ADT**

**Unit/Hole 8 Private Driveway.** Shoal Creek Drive.

**Cumulative Shoal Creek Drive area. Holes 2 and 8 both empty onto Shoal Creek Drive a short distance from each other. The total for Holes 2 and 8 is 1306 ADTs.**

**Unit/Hole 5 (Affordable Apartments):** 2.29 Ac, 78 units, 34 unit/ac = 6 trips/unit x 78 units = **468 ADT**

**Unit/Hole 5 Private Driveway.** Asking City for permit to put a driveway on the Rec Center's Community Access Road just east of the outdoor basketball courts. If no permit then will put a driveway out to Rancho Carmel Drive somewhere north of its intersection w/ Provençal Place.

**Unit/Hole 6 (Market/Affordable Apartments):** 3.42 Ac, 128 units, 37.4 unit/ac = 6 trips/unit x 128 units = **768 ADT**

**Unit/Hole 6 Private Driveway.** Right turn only in/out to Rancho Carmel Drive somewhere north of its intersection w/ Provençal Place.

**Cumulative Provençal/Rec Center area. Holes 5 and 6 will generate 1236 ADT. If add Park and Ride's anticipated 300 ADTs from the proposed 60 units (different developer, not part of the golf course), add 300 for a grand total of 1536 ADTs for this area.**

**Unit/Hole 9 (and 18) (Apartments):** 11.1 Ac, 300 units, 27 unit/ac = 6 trips/unit x 300 units = **1800 ADT**

**Unit/Hole 9 (and 18) Private Driveway.** Carmel Ridge Road.

**Unit/Hole 10 (and 11) (Apartments):** 10.07 Ac, 200 units, 19.8 unit/ac = 8 trips/unit x 200 units = **1600 ADT**

**Unit/Hole 10 (and 11) Private Driveway.** Carmel Ridge Road.

**Cumulative Clubhouse area (Holes 9, 18, 10,11). Both private driveways empty onto Carmel Ridge Road a short distance from each other, 3400 total ADT.**

**Unit/Hole16 (now Market Rate Apts.):** 4.75 Ac, 123 units, 25.9 unit/ac = 6 trips/unit x 123 units = **738 ADT**

**Unit/Hole16 Private Driveway.** Right turn only in and out on Highland Ranch Rd, anyone who wanted to go south would have to go up to Highland Ranch/Eastbourne and do a U turn.

**Unit/Hole 17 (now Market Rate Apts.):** 3.29 Ac, 120 units, 36.4 unit/ac = 6 trips/unit x 120 units = **720 ADT.**

**Unit/Hole 17 Private Driveway.** On Eastbourne Road down by the existing southerly cul-de-sac, all traffic will go north on Eastbourne to its intersection w/ Highland Ranch.

**Cumulative Highland Ranch Road area: 1458 ADT.**

**Updated Grand Total: 7928 ADTs will be generated by the 1,200 proposed units.**

**c. Development Plans available at CMR Library.** The City's Development Services Department has provided parts of the Submittals of both the golf course developer (New Urban West) and the Park and Ride developer (New Pointe) to the CMRSS Community Council for its consideration and recommendation. These materials are not the complete developer submittals to the City and do not include such items as technical studies. The materials which were provided to the Community Council have been provided to the CMR Library and individuals can go to the front desk and provide ID and see the documents. If the documents are checked out, you can look around the library to see who has them and ask to share. To see the entire file, including the technical reports, contact Jeff Peterson at the Development Services Department, at [JAPeterson@sandiego.gov](mailto:JAPeterson@sandiego.gov) for an appointment.

**d. Lawn Signs opposing golf course development approved.** The Board approved CMR United's request to put out lawn signs opposing golf course developments for a 90 day period starting March 1. Limitations are one sign per yard, set back 5 feet from the sidewalk closest to the house. See CMR United's media for information about obtaining a sign. Those living in a sub-association must get permission from the sub-association as well.



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**REPORTING VIOLATIONS**

Please be reminded that any complaints must be submitted in writing to the management company in order for any action to be taken. Dates, times, pictures and name and/or address of violators are recommended to help ensure proper action is taken.

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