

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

Community Newsletter

MARCH 2020

Visit the www.CMRRCA.org website. To get the Newsletter early via email along with other CMRRCA emails, homeowners can sign up at the CMRRCA.org website or 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 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. January 28, 2020. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm.
2. February 11, 2020. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, at [The Marriott Courtyard, 11611 Bernardo Plaza Court.](#)
3. February 12, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
4. February 25, 2020. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm.
5. 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.
6. March 11, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
7. March 24, 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:

Part of New Urban West's Initial Submittal on November 14, 2019, was the Transportation Impact Report (TIA), dated October 30, 2019. It was prepared by a consultant, and consisted of a basic report of 122 pages and many appendices with several hundred more pages. The TIA and appendices were reviewed but copies were not allowed to be made at this time.

In the TIA, Ch 6.0, Trip Generation/Distribution/Assignment, described Average Daily Trips (ADT) as follows: 'The sum total ADT for the entire project is 7,480 ADT...' This is "based upon the land use rates described (in the report), with no reductions taken for proximity to transits and employment/retail opportunities. 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, and that a multiple dwelling unit with over 20 dwelling units per acre will generate only 6 trips a dwelling unit per weekday. These trip numbers are halved for Senior Apartments such as those proposed on Holes 16 and 17.

Following is a table regarding ADTs and trip generation rates copied verbatim from the City's Initial Preliminary Review dated December 20, 2019, p.25, of the NUW Initial Submittal. (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 following trip generation rates apply to each unit/hole:

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

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

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

Unit 6 (MR/Afford): 3.42 Ac, 128 units, 37.4 unit/ac = 6 trips/unit x 128 units = 768 ADT

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

Unit 9 (Apartments): 11.1 Ac, 200 units, 27 unit/ac = 6 trips/unit x 200 units = 1200 ADT

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

Unit 16 (Senior Apartments): 4.75 Ac, 123 units, 25.9 unit/ac = 4 trips/unit x 123 units = 492 ADT

Unit 17 (Senior Apartments): 3.29 Ac, 120 units, 36.4 unit/ac = 4 trips/unit x 120 units = 480 ADT

Total ADT = 7442"

The City's table appears to understate the ADTs because Hole 9 (actually 9 and 18) has 300 units per NUW's Nov 13, 2019 presentation slides, not 200, so the ADTs for Holes 9 and 18 would seem to be 1800 ADTs, not 1200, so the Total ADTs for the project seems to be 8042, not 7442. In any event, these numbers should solidify in the future as the process continues.

At this point the Transportation Impact Analysis dated October 30, 2019, and all the NUW Initial Submittal dated November 14, 2019, can be reviewed at the City's Development Services Department, but not copied. Contact Jeff Peterson, at JAPeterson@sandiego.gov for an appointment if you wish to view the documents.

To summarize where we are in the Project Review Process, NUW made an "Initial Submittal" dated November 14, 2019, (which was reviewed but could not be copied), the City made its Initial Preliminary Review dated December 20, 2019 (copies are available). NUW will at some point in the future make a "First Submittal" which will go to the Community Planning Group (Eric Edelman's CMRSS Community Council), and its Golf Course Subcommittee (Chaired by Rick Smith).

Proposed 70 plus foot 50 unit apartment complex at 10211 Rancho Carmel Drive Park and Ride. Developer New Pointe has submitted its Initial Plan for what is now a 50 unit 70 plus foot complex to the City Planning Department which has made its First Cycle Comments dated November 26, 2019. The developer submitted another set of plans, and the City is preparing another set of comments. approximately 300 daily vehicle trips.

The Community Council's Park and Ride Subcommittee will at some point meet to develop its comments to the developer's plans and the City's comments to submit to the City. To get notice of the meeting contact Chairman Eric Edelman at edelmanrealty@gmail.com and asked to be placed on the email list for the CMRSSCC. According to the City's First Cycle Comments, p. 11, the proposed 50 unit project is estimated to generate 300 daily vehicle trips.

Walters Management

9665 Chesapeake Drive, Suite 300
San Diego CA 92123

Heather Wiltshire

Regional Manager
hwiltshire@waltersmanagement.com

Patricia Zaragoza

Community Association Administrator
pzaragoza@waltersmanagement.com
Phone: 858.576.5535



NEW MEETING LOCATION!

**2nd Tuesday of every month at
6:00 pm.**

Courtyard San Diego Rancho
Bernardo

11611 Bernardo Plaza Ct
San Diego, CA. 92128

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.

Jennifer Castro

Community Guidelines Administrator
jcastro@waltersmanagement.com

Phone: 858-576-5538

