

CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSOCIATION

Community Newsletter

May 2020

COVID-19 and its numerous restrictions will impact to an unknown extent all CMR RCA (i.e., the Master HOA), and CMRSS Community Council meetings, as well as the City's processing of New Urban West's development plans. To stay informed and get this Newsletter early, visit the www.CMRRCA.org website and sign up for CMRRCA emails at the CMRRCA.org website or the Walters Management.com website. 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. Following are planned meetings, subject to change due to COVID-19 restrictions.



CALENDAR OF EVENTS



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

1. April 8, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center. This meeting may be cancelled due to Rec Center closure, so watch for official announcements.
2. April 14, 2020. CMR Residential Community Association (Master HOA) Board will meet online due to the stay at home order.
3. April 28, 2020. CMRSSCC Golf Course Subcommittee is scheduled to meet at the CMR Library from 6:30 to 8:00 pm. This meeting may be cancelled due to Library closure, so watch for official announcements.
4. May 12, 2020. CMR Residential Community Association (Master HOA) Board is scheduled to meet at 6:00 pm, at the Marriott Courtyard, 11611 Bernardo Plaza Court.
5. May 13, 2020. CMRSS Community Council is scheduled to meet at 6:30 pm, at the CMR Rec Center.
6. May 26, 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:

1. General Situation. The COVID-19 restrictions have impacted and will continue to impact to an unknown extent the City's processing of New Urban West's development plans. In a Union-Tribune article published on March 22, 2020, New Urban West's Jonathan Frankel was reported to have stated that NUW hopes to go before the City Council early next year for approval, and that it would likely be a year after that before construction would begin.

The COVID-19 restrictions may prohibit public meetings for a while, but when public meetings resume the public needs to seek out information such as that available for check out at the CMR Library (see par. 5 below) and other sources such to question NUW at the public meetings. Also, even during public meeting restrictions, the public can send inquiries and comments to the City as noted below.

2. The City's Environmental Impact Report Scoping meeting on March 18, 2020, was cancelled due to COVID-19 restrictions. In a Public Notice dated March 13, 2020, (attached), written comments can be submitted.

Comments must be sent within 30 days of the receipt of the public notice:

Written comments may be sent to:

E. Shearer-Nguyen, Environmental Planner,
City of San Diego Development Services Department,
1222 First Avenue, MS 501
San Diego, CA 92101

Email comments to:

DSDEAS@sandiego.gov

Subject Line: Trails at Carmel Mountain Ranch - Project 652519

If you are looking for ideas, there are many City of San Diego and State of California Environmental Impact Reports and related materials on line as a start to research these materials to find the proper terminology for specific types of impacts, and then list those impacts with a factual statement of how each impact applies to CMR's situation and therefore should be included in the CMR Environmental Impact Report. Also, you could look at the list of topics in the City's attached Notice of Cancellation of Public Scoping meeting and make comments on its list of topics. Finally, if you are not sure about the technicalities but just want to submit a comment, go ahead and do so.

3. 50 foot buffer encroachment by "circulation elements". The NUW Design Guidelines which were submitted to the City (and are available at the CMR Library for your review, see par.5 below), par. 3-E, 15 and 16, allow encroachment into the 50 foot buffer zones of up to 50% of the gross buffer lot area for "circulation elements, such as drive aisles, driveways, parking areas, paths and trails". The Design Guidelines also state that only a "minimum 15 foot landscaped should be provided at the interior perimeter of the 50' buffer along existing residences that abut the new development." What this may practically mean is that in some areas the buffer zone will only be 15 feet before a road or parking lot, as long as the overall buffer zone for that housing area has no more than 50% encroachment of "circulation elements".

Many will feel this is insufficient separation from the noise and headlights that will be part of some of the “circulation elements” such as roads and parking lots. To make a comment to the City about this encroachment or any other matter relating to the proposed NUW development, send a focused and respectful email to City Development Project Manager Jeffrey Peterson at JAPeterson@sandiego.gov.

4. “Community Recreation” areas are not for the general public. The NUW area map entitled “Recreational Amenities” showing “CR” for “Community Recreation” in six of the proposed housing areas are not for the general public, but for residents of those specific proposed housing areas. A more accurate description would be “Private Recreation”. There are some recreation areas shown for the general public, but not these. These and other maps submitted by NUW to the City are available for your review at the CMR Library (see par. 5. Below).

5. Development Plans available at CMR Library when the COVID-19 restrictions are sufficiently lifted. 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 advisory vote. 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 once the COVID-19 restrictions are sufficiently lifted. 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 for an appointment.



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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