APPENDIX A

Scoping Letter and NOP Comments
(Part 2)

Carey Fernandes

From: Randa <randa.abihashim@yahoo.com>
Sent: Friday, April 10, 2020 10:43 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

To Whom It May Concern,
We bought our 4 bedroom house back in 1999 for 50k more for being on the Golf Course.
We are opposing the mentioned project that will deteriorate our lives as residents in beautiful Carmel Mountain Ranch.
The following issues will be impacted negatively:

Land Use, Transportation/Circulation, Air Quality and Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Public Services and Facilities, Public Utilities, Visual Effect and Neighborhood Character, Water Quality, and Wildfire.

Regards,
Randa Abihashim
Sent from my iPhone

Carey Fernandes

From: Dwight Arnold <dwightarnoldmedia@yahoo.com>
Sent: Sunday, March 29, 2020 2:27 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519.

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom it may concern

I have lived in CMR for 27 years now and I am an active voter. I have seen the encroachment of development partially ruin our neighborhoods with high traffic, crime and noise.

The proposed development in the place of the current golf course will bring MASSIVE traffic problems, crime problems and aggressive behavior from neighbor to neighbor...If this development is built, it's residents will be considered invaders and will receive treatment as such. Do we really want violence amongst neighbors for the sake of making a developer rich? The fact that this is even being proposed has risen the anger of the residents here to it's highest level in the 27 years I have lived here.

Please took a good hard look at the dark future for our area if you allow this development to go forward. We are a tight community and we will get even tighter to fight against this invasion of our area..

Dwight Arnold
"More Music in the Morning"
KMYT "Radio 94/5"

Carey Fernandes

From: Artaud, Herald <Herald.Artaud@viasat.com>
Sent: Friday, April 10, 2020 5:31 PM
To: DSD EAS
Cc: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519.

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

To: City of San Diego Representatives
Subject: Trails at Carmel Mountain Ranch - Project 652519

Hello,
My name is Herald Artaud, a long time resident of Carmel Mountain Ranch (CMR). My family and I are responsible citizens and homeowners at 11616 Windcrest Lane. On behalf of my family, I am writing this letter to express my concerns about a project (i.e. #652519) underway known as the 'Trails' where we live in CMR. After reviewing the proposal we were in shock, and urge the San Diego City Council to strongly oppose the project. The proposal is a housing project of approx. 1,200 units on the CMR Golf Course which sadly went out of business. We purchased the property at Windcrest Lane back in 1999, and have lived there ever since. There are many reasons why we chose to live in this community and this particular house.
-Beautiful golf course (hole#1 greens at the back side of our house).
-Privacy of having only one other house next to us on the right.
-Great community (enjoyment of green and rolling hills, walking distance to the markets and other shops).
-Schools quality and school size.

This has been a perfect family neighborhood for us and it was always well kept. With the new owners taking over of the golf course (New Urban West or NUW), this has changed dramatically. NUW is not properly maintaining their land. Now, the golf course area grows over with dense weeds and looks terrible. It has become a safety and fire hazard. They also placed a hideous fence next to our house, and in other locations.

The said proposal by NUW to change the zoning to residential would have an adverse effect to our quality of life, safety and peace of mind. Based on the Trails plan, it is our understanding NUW is trying to develop around our home. This includes a driveway entrance squeezed to the left of our house, and four story apartment complex buildings somehow fitting around the fairway behind our backyard. We find this unacceptable, and is causing us undue stress, and anxiety that will affect our quality of life and our health. The increase in density, will increase noise and pollution. As it is, we already have unlawfulness from the neighborhood where the apartments are. We are experiencing theft, disorder, excess traffic, and too many curbed parked cars. This rezoning would make all these condition a lot worse. Having a new street just to the side of our house is unjustifiable. The said new street would encroach to our property, cause irreversible harm to my family, and the neighborhood. It would increase safety risks, unacceptable noise levels, unlawful traffic activities and unacceptable noise levels. Based on our community meetings and speaking with our neighbors, we are all opposed to this inappropriate development.

The agricultural zoning was intended to protect this open space areas and surrounding environment. Our master-planned community is already a solid mix of commercial/industrial areas and parks (+once upon a time golf course) to create a balanced community. Maintaining this balance should continue to be a primary objective that benefits and beautifies the entire community of Carmel Mountain, as well as North County. Thank you for your time and consideration.

Sincerely,
Herald Artaud

Carey Fernandes

From: jacquelineaussie@earthlink.net
Sent: Thursday, April 2, 2020 10:33 AM
To: DSD EAS
Subject: [EXTERNAL] The Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Good Morning,

I highly urge that this Project Number 652519 be **opposed** by the San Diego City Council.

The proposal put forth by New Urban West is a housing project of approx. 1,200 units on the CMR Golf Course which sadly went out of business. I purchased my beautiful home at 11929 Tivoli Park Row, tee #10, the most impacted location with the new proposal, 21 years ago as the location was well kept, green and rolling hills, walking distance to the markets and other shops, Poway School District, and safe. This is a perfect family neighborhood for me and my young son. I recently was able to review New Urban West's plans earmarked for tee #10 and was totally shocked. Two large buildings 4 stories tall are set to get squeezed in here. In talking with many of my neighbors and attending our community meetings I think I can speak for the majority of us in this development that was built around the golf course, that we are totally opposed to this monstrous and inappropriate development.

Consideration of the land's zoning, the environmental impact, and the integrity of the CMR community *has already been performed* over countless hours by many dedicated citizens! CMR is a 1,500-acre *master-planned* community. It was originally approved for development 34 years ago. The tremendous effort put forth to plan every aspect of the community was documented in the Carmel Mountain Ranch Community Plan which was adopted on July 12, 1984. The Scope and Purpose of the Community Plan was to designate commercial and industrial areas as well as park and open space to create a balanced community. Maintaining this balance was a primary objective expressed by the City of San Diego for North City development. This Community Plan was adopted after extensive City Council Planning Commission workshops and City Council Public Hearings. Significant additions, deletions or amendments to this Community Plan following adoption will require additional public hearings. To even consider developing the golf course land at this time is re-inventing the wheel.

It is significant to note that the Community Plan that was ultimately adopted was the most environmentally responsive concept compared to previous plans (1971 Carmel Mountain East Plan and 1981 Rancho Carmel Plan). The 1971 Carmel Mountain East Plan proposed a high density residential community of 6,200 dwelling units. While this plan was adopted, rezoning did not occur at that time and the area retained its original designation, which is zoned agricultural.
The Community Plan states that "A change of ownership in 1983 resulted in a re-evaluation of the 1981 Rancho Carmel Community Plan. As a result, revisions to the plan were proposed to respond to market and environmental concerns. The proposed changes included: an increase of industrial acreage, a 25 percent reduction in residential units, an increase of open space and recreation areas

and a relocation of land uses to create a town center with an urban mixture of commercial and public uses. The community plan amendment was approved by the City Council in 1984."

Archaeological Considerations
Identified geologic concerns were mitigated for the safety and enrichment of the community environment. It is important to note that there are 23 archaeological sites within CMR that are Native American sites, 4 of which are significant and cannot be developed. There are isolated artifacts as well as midden deposits. Three of the four sites are located in the southern half of the community. The final site has been retained within open space as a part of the golf course and have been preserved according to accepted practices. The overall findings are that the sites are related to Late Milling/Northern Diegueno activity that may be associated with the village of Pawaii and San Dieguito sites. Paleontologists' findings of fossil remains were evaluated and appropriate mitigation was carried out prior to the community being developed. Mitigated land is land that cannot be developed as it is a wildlife corridor or protected for other purposes.

Biological and Hydrological Resources
In addition to preserving the wetlands, the wildlife corridor and the Native American sacred sites, there was also special attention paid to the drainage areas of CMR in the Community Plan. The significance of designating space for drainage is the environmental consideration for landslide potential in several areas. The Community Plan was developed to comply with the City's vernal pool preservation program through the donation of funds for off-site mitigation to protect vernal pools. It is critical to minimize the impact that urbanization will have on the Los Peñasquitos Creek and lagoon area. Within CMR, groves of sycamore and cottonwoods dominate in low-lying areas and valleys and provide a dramatic contrast to the conifer trees. The riparian vegetation includes willows and sycamores that intersperse the banks of Chicarita Creek. Chicarita Creek flows along the southwest perimeter of Carmel Mountain Ranch. Although the creek is a naturally intermittent drainage way, it contains water year round due to urban run-off from Rancho Peñasquitos. The creek is presently comprised of scrub and freshwater marsh habitat and has a low visual profile. Storm waters drain by gravity in streets, natural watercourses and underground systems to peripheral channels and leave the site. The approved golf course within CMR was been designed to provide detention basins to protect the city of Poway from increased run-off.

Wildlife Corridor
In planning the development, significance was given to preserving the wildlife corridor where coyotes, opossum and cottontail rabbits run free. Enrichment and diversification of the wildlife habitat is an important consideration in CMR. The Community Plan was written to be sensitive to the environmental resources and existing landforms. In the last several months the land has been dormant and we have seen numerous birds, including two hawks, and have sent photos of them to the Sierra Club as well as the Audobon Society which are also significantly opposed to this development.

Natural Environment
Carmel *Mountain* Ranch has an identity based around steep terrain and ridgelines punctuated with pines and other evergreen conifers, transitioning into the native oaks on lower ground, boulders, stone material, topographic relief and landscaping throughout the community to create an attractive image and to distinguish it from neighboring communities. Homes were designed in the community to be compatible with the environment by designing fence posts made of natural boulders. There are areas throughout the community containing lovely rock outcroppings. Individual neighborhoods are clustered to maximize views of the natural environment. Drought and fire-resistant vegetation exists in open space and on public property. Noise is attenuating in the community by the use of the golf

course and open spaces. Since the golf course closure just weeks ago, the golf course property is already becoming deserted brushland and a possible fire danger.

SDG&E Transmission Lines
Portions of the golf course are encumbered by an SDG&E easement which contains major transmission lines.

I feel that the safety of myself and my son is at risk due to the increase in residents in these new complexes both from a traffic and home security perspective. Our sewage and water systems were not planned for this increase and find it incredulous that with the lack of water resources in San Diego, that the San Diego City Council can in all good conscience even consider more housing that requires more of our scarce water resources. I worked two jobs for eight years to purchase my home and I purchased facing the golf course for that quiet family environment and views. I paid $30k more for my 3 bedroom 3 bathroom home on the golf course versus a comparable 3 bedroom 3 bathroom not on the golf course.

Thank you very much for your time.

Jacqueline M. Aussie
jacquelineaussie@earthlink.net
(858) 212-3595

Carey Fernandes

From: Shai Barkai <shai.barkai@gmail.com>
Sent: Saturday, April 11, 2020 10:37 PM
To: DSD EAS
Subject: [EXTERNAL] FEEDBACK on Trails at Carmel Mountain Ranch / 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Mrs. Shearer-Nguyen:

I have been a proud and happy Carmel Mountain Ranch Resident for 7 years, and know and shop at this fabulous neighborhood for over 12 years now. I am writing you today to make my comments on the proposed development of "The Trails @ CMR" / 652519".

New Urban West (the developer) is determined to turn what used to be beautiful green belts that were viewable from our windows and backyards to an urban condensed disastrous nightmare for CMR home owners. I am all for new housing and affordable housing in San Diego, but this neighborhood has already been planned, built and completed since 30 years ago. People have paid a lot of money (especially the ones who moved here in the last 15 years) to get a higher standard of living. Telling these people one day that their backyards are going overlook a huge mass construction 3-4 apartments story buildings just mere feet away from them is a very heinous and evil thing to do!

New Urban West is deceiving residents at our neighborhood and I am saying this after already attending 3 meetings with their representative.
There is no way in the world that their environmental impact can pass any test that will conform to the City's guidelines and standards. They are estimating that at least 1200 units and 3000 cars will be added to our neighborhood. The freeway access via Ted-Williams/56/15, which most of these 1200 units will have to go through every day is already jammed packed in rush hours as we are now today, without them!
What about emergency events like fire evacuations? Can you imagine a scenario where residents will not be able to evacuate quickly in case of emergency like we had to in the past?
What about air quality and pollution? Water resources? Schools? These 1200 units are going to take every standard that you, the city of San Diego, have set down into the gutter!
In addition - New Urban West has been making a sales pitch to the City of San Diego that their plans will produce affordable housing. But when asked about it - they said they plan to sell a portion of the 1200 units at the low-mid $700K level. Would you call that "affordable housing?" - I know I wouldn't.
So what are we really doing here? What is the end game of this? Making a developer a Billion Dollars richer while RISKING the safety and well being of CMR homeowners??? I don't mind that a housing developer makes good profits on a work well done - BUT NOT AT A LOCATION THAT WAS NEVER DESIGNATED FOR THIS KIND OF ZONING/LIVING! There are many better locations throughout the city and county for new housing and affordable housing projects to take place.

PLEASE KEEP OUR CARMEL MOUNTAIN RANCH NEIGHBORHOOD GREEN.
THAT'S WHY WE LIVE HERE.

Respectfully,

Shai.

Carey Fernandes

From: Barkai, Hava <hbarkai@health.ucsd.edu>
Sent: Saturday, April 11, 2020 8:50 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch / 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Ms. Lilia E Shearer-Nguyen,

We choose to move to Carmel Mountain Ranch after years of considering different areas in San Diego and carful consideration to quality of life. Although purchasing in Carmel Mountain meant for us getting family loans and a hefty mortgage, we were willing to invest as we saw a huge plus to the open space in the **community plan**.

I was **horrified** to See the Trails at Carmel Mountain Ranch / 652519 plan!

Here we are, a of 18 single family homes, going to be **suffocated** by multiple four-story buildings with hundreds of units!

I can't even begin to imagine the devastating impact to the greens, beautiful birds and other wildlife.

More relevant to other COVID -19 days, a project like that is literally risking our lives! A big reason why we DO NOT have so many deaths in our community is because we have some distance… We chose and paid NOT to live in a crowded neighborhood! Pandemic is just one example but fires and earthquakes will have similarly distressing effects in a more crowded area.

I am begging you NOT to risk our lives and well-being by allowing a super greedy choking project inside our homes!

Please keep our community plan!

Many thanks for your time and consideration!

Shoshi Barkai

Carey Fernandes

From: Shai Barkai <shai.barkai@gmail.com>
Sent: Saturday, April 11, 2020 10:37 PM
To: DSD EAS
Subject: [EXTERNAL] FEEDBACK on Trails at Carmel Mountain Ranch / 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Mrs. Shearer-Nguyen:

I have been a proud and happy Carmel Mountain Ranch Resident for 7 years, and know and shop at this fabulous neighborhood for over 12 years now. I am writing you today to make my comments on the proposed development of "The Trails @ CMR" / 652519".

New Urban West (the developer) is determined to turn what used to be beautiful green belts that were viewable from our windows and backyards to an urban condensed disastrous nightmare for CMR home owners. I am all for new housing and affordable housing in San Diego, but this neighborhood has already been planned, built and completed since 30 years ago. People have paid a lot of money (especially the ones who moved here in the last 15 years) to get a higher standard of living. Telling these people one day that their backyards are going overlook a huge mass construction 3-4 apartments story buildings just mere feet away from them is a very heinous and evil thing to do!

New Urban West is deceiving residents at our neighborhood and I am saying this after already attending 3 meetings with their representative.
There is no way in the world that their environmental impact can pass any test that will conform to the City's guidelines and standards. They are estimating that at least 1200 units and 3000 cars will be added to our neighborhood. The freeway access via Ted-Williams/56/15, which most of these 1200 units will have to go through every day is already jammed packed in rush hours as we are now today, without them!
What about emergency events like fire evacuations? Can you imagine a scenario where residents will not be able to evacuate quickly in case of emergency like we had to in the past?
What about air quality and pollution? Water resources? Schools? These 1200 units are going to take every standard that you, the city of San Diego, have set down into the gutter!
In addition - New Urban West has been making a sales pitch to the City of San Diego that their plans will produce affordable housing. But when asked about it - they said they plan to sell a portion of the 1200 units at the low-mid $700K level. Would you call that "affordable housing?" - I know I wouldn't.
So what are we really doing here? What is the end game of this? Making a developer a Billion Dollars richer while RISKING the safety and well being of CMR homeowners??? I don't mind that a housing developer makes good profits on a work well done - BUT NOT AT A LOCATION THAT WAS NEVER DESIGNATED FOR THIS KIND OF ZONING/LIVING! There are many better locations throughout the city and county for new housing and affordable housing projects to take place.

PLEASE KEEP OUR CARMEL MOUNTAIN RANCH NEIGHBORHOOD GREEN.
THAT'S WHY WE LIVE HERE.

Respectfully,

Shai.

Carey Fernandes

From: Omar Bazirgan <bazirgan@gmail.com>
Sent: Sunday, April 12, 2020 10:38 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hello,

I am a Carmel Mountain Ranch resident writing to express my strong opposition to Project 65219—Trails at Carmel Mountain Ranch. As a 10-year resident of this area, I am well acquainted with the benefits and challenges of the current density of residences in the area. The proposed project will drastically and detrimentally change the character of this neighborhood. When we purchased our home in 2010, we bought into a mature, master-planned community with clear zoning and a well-designed balance of land uses. Please do not authorize the proposed land use designation change, and do not authorize Project 65219. Significant environmental effects and major impacts to the existing neighborhood character are obvious consequences of the proposed project.

Land Use: This neighborhood offers a well-designed mix of land uses carefully separated and visually delineated. For example, commercial and industrial uses are visually obscured from residential areas. Apartments/townhomes/condos are set back from major roads, and visual impact is mitigated with landscaping and clever terrain usage. Talller buildings are behind hills, behind stands of trees, or terraced against hillsides. The open space of the former golf course provides viewsheds for several hundreds of residences, and was itself a mitigation for the narrow, tightly spaced lots with shallow back yards. In addition, the golf course offered scenic landscape and views for everyone throughout Carmel Mountain Ranch. All of this would be negatively modified by a change in land use designation and the infill of new multi-story, residential units in the former open spaces.

Visual Effect and Neighborhood Character: As noted above, CMR is masterfully crafted from the standpoint of visual design. Rooflines of existing homes frame, but do not obscure, the viewshed toward the mountains. The golf course itself was thoughtfully woven in between residences to allow for exposure to greenery/trees and to maximize the feeling of open space between homes. Imposition of multi-story, apartment structures into the areas of the former golf course will destroy the master plan and deprive neighbors of the neighborhood character, property values!, quiet, and safety that attracted them here in the first place. Apartment dwellers and renters without a long-term stake in a community often have different perspectives, noise levels, and socio-economic

status. Introduction of more apartments and rentals would further alter the density, overpopulate the area, and be sure to change the already-diverse character of our neighborhood.

Transportation/Circulation: Our neighborhood's numerous co-located shopping districts are a regional center and currently attract shoppers from CMR, Rancho Bernardo, Poway, Scripps Ranch, Rancho Penasquitos, 4S Ranch, and beyond. Parking lots are already full on weekends and weeknights. Our neighborhood schools are already a nightmare at drop off and pickup. SR-56 is highly congested from 4pm to 7pm weekday evenings, and from 7:30am to nearly 10am. Public transit does not traverse SR-56 efficiently, and the north-bound SR-56 to I-5 project has been discussed since the last century. Adding so many new, multi-unit dwellings will exacerbate an already-problematic traffic environment and circulation system.

Public Services, Facilities, and Utilies: As a master planned community, CMR infrastructure was designed to accommodate the existing residences. Addition of so many new residences and residents will overwhelm our local schools, library, community pool, recreation center, and utility infrastructure. Additionally, we and our neighbors were drawn here to the excellence of Poway Unified schools and have paid the price in Mello Roos and taxes for the pleasure. Highland Ranch Elementary School, one of the two that are nearest to the proposed project, is already one of the most populous elementary schools in Poway Unified, exceeding 700 students and approaching 750 in grades T-K through 5. To see those schools negatively affected by the sheer number of new students associated with the proposed project would be politically unpopular for whomever supports this project. Despite whatever promises the developer may make, I don't anticipate that the developer will realistically be able to deliver on any promises of expanded services, particularly within the new economic environment unleashed in the wake of COVID-19. The last thing this community needs is an ill-conceived project starting and then running out of funds.

Financial Feasibility: As noted above, the financial feasibility of this project needs to be reassessed in light of COVID-19. Will the developer be able to successfully complete the project? Will there still be a market for this newly-created, market-rate housing?

Comparison to New Urban West development of Escondido Country Club: The Carmel Mountain Ranch Golf course is much more tightly interdigitated between residences, with rows of backyards along both sides of fairways and tees of every golf hole. The golf course holes are more discontinuous with one another than any course I have seen, with cart paths crossing residential streets via crosswalks and tunnels to access the next golf tee nestled between rows of residences. There were many more golf course holes sharing perimeter with adjacent holes in Escondido Country Club. Consequently, many fewer existing residences flank the Escondido development by New Urban West. In addition, the terrain contours in Carmel Mountain Ranch cleverly highlight the open spaces of the golf course holes, which will be replaced by tall buildings out of character with the current Master Plan. Thus, the proposed project will have more severe adverse impact on hundreds more existing single-family parcels than the New Urban West project in Escondido, as well as the overall adverse impacts to the entire community as outlined above.
Keep the CMR Plan! Please reject the proposed project and land use designation change!

Thank you for your consideration,
Omar Bazirgan
Carmel Mountain Ranch Resident, and future resident of Poway if this project goes through.

--
_/ _/ _/ _/ _/ _/ _/ _/ _/ _/
Omar Bazirgan
bazirgan@gmail.com
858-829-5665
_/ _/ _/ _/ _/ _/ _/ _/ _/ _/

Carey Fernandes

From: Preston Bennett <pbennet1@gmail.com>
Sent: Monday, March 30, 2020 12:44 PM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Opposition to The Trails at CMR - Project No. 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Mr. Peterson,

I am a resident in the Carmel Mountain Ranch ("CMR") community near the golf course where New Urban West is planning its development project, The Trails at CMR, Project No. 652519. I understand that you are the City of San Diego Planning Commission's Deputy Project Manager for The Trails.

I am writing you today to (i) voice my objection to this project and (ii) request that I be added to the list of interested parties for this project. The planned development of the golf course will have a negative impact on the surrounding community and the environment at large. The Planning Commission should not allow the development to go forward and should not change the land's current zoning of AR-1-1 for the following reasons, among others.

First, it is unclear the community can handle the large influx of residents the project will bring. In fact, quite the opposite seems true. The nearby Highland Ranch Elementary School ("HRES") cannot support several dozens, let alone hundreds, of new students. The surface streets of CMR immediately surrounding the project, especially given its proximity to HRES, similarly cannot support the added traffic congestion. Indeed, each morning and afternoon on school days around HRES's start and end times already see stop-and-go traffic on Eastbourne, Waverly Downs, Werris Creek and other routes of ingress and egress to and from the school. Hundreds more vehicles on the road from The Trails is not sustainable in CMR. Even if it were, it would turn our small CMR community into a Los Angeles-esque quagmire of traffic.

Second, the project will have a negative financial impact on surrounding property values, not to mention upset CMR residents' sense of serenity and views. Many current residents bought their homes specifically because they were near a golf course, and hundreds of homes feature a backyard view of the course. What was once a relaxing view of verdant green, undeveloped land will become a depressing urban view of the beige stucco side of a five-story apartment complex. New Urban West's plan to make 10 percent of the project deed-restricted for affordable housing will further drag down surrounding property values.

Third, the environmental impact of the Trails will similarly be negative. Besides the obvious fact that the development will destroy much of the natural open space that CMR residents enjoy and that serves as a home for wildlife in the area, the project will also bring with it many other deleterious environmental effects. The motor traffic of the 1200 new residents will increase emissions and cause a sharp drop in air quality. Moreover, the project will cause significant noise pollution -- both during its construction and for its lifespan afterwards due to the high number of new residents in non-single-family homes.

For these reasons and many others, the Planning Commission should not rezone or allow the development of the CMR golf course land.

Best,
Preston Bennett

CMR Resident
Email: pbennet1@gmail.com

Carey Fernandes

From: Bruce A. Bergman <bruceb@fatcity.com>
Sent: Monday, April 6, 2020 3:26 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hello --

We are writing in opposition to the "Trails at Carmel Mountain Ranch" development under consideration for the old CMR Golf Course. We have been homeowners on this property (on Stoney Gate Place) since 2009, and specifically selected our home for this neighborhood, and because of the open space area along the course and behind our new home. We came from Park Village in Rancho Penasquitos, where we lived for 15 years on the canyon edge of Los Penasquitos Canyon Preserve. When we moved out of Park Village, we wanted to continue to have open space behind our property. This was achieved with our purchase on Stoney Gate Place.

The development of "The Trails" will radically alter our enjoyment of the land, and will affect our property home values, IF if it allowed to be approved. The golf course owner has had many offers from dozens of parties that would continue the open space nature of the course, yet he has been stubborn and unwilling to negotiate with anyone except for home construction developers. This has led to "The Trails" and a very poor option for CMR. It does NOT fit in with the design of CMR, and it devalues homeowner property, as well as the identity and character of the community.

In more logistical terms, the proposed development is too large to be sustainable, will inflict too much traffic and commercial growth on the community, and will forever damage the community as it was originally designed and developed. Our neighbors are united in opposition to this project, and we respectfully ask that you DENY the development of this project in it's current form. Urge the golf course owner to negotiate willingly with other organizations which can maintain the open space nature, but still provide him with an agreeable return on his investment WITHOUT adding new homes, traffic, noise, crime and people.

Thank you,
Bruce, Joy, Casssie & Bella Bergman
13856 Stoney Gate Place
San Diego, CA 92128
858-829-2456

Carey Fernandes

From: Cheryl Biernacki <rgb123@pacbell.net>
Sent: Monday, April 13, 2020 10:40 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Thank you so much for your time in reading and considering community concerns regarding development of the Golf Course in Carmel Mountain Ranch.

We are the original owners of our home, built in 1989 and reside along the 9th or 18th hole (depending on the season and how they are defined). We selected Carmel Mountain Ranch as a place to set our roots and raise our family BECAUSE the master plan had been established and projected to completion. We knew what to expect in future development of this are regarding neighborhood housing, library, schools, retail, and support services, and what areas were designated green, whether parks (proposed or established) and the beautiful golf course.

As a resident of 31 years, I have watched this community grow. Traffic and congestion is a huge concern. During Fall 2019 I noticed the traffic counting monitors laid out across some of the effected streets, but none along a highly traveled residential road, Carmel Ridge Road, which connect directly to Ted Williams Parkway (on a hill) where most do not obey any speed laws. This will be one of the largest impacted streets should more high density housing be added at the top of this hill.

High density housing already exist in the over 1,000 units combined in the multiple Jefferson, Carmel Summit, Carmel Terrace, Carmel Landing, and Reflections complexes. All of these are centrally located in Carmel Mountain and very close to ALL proposed units by NUW. Addition of these 1,200+ units will stress a community's resources and have a significant impact on traffic, air quality, safety, schools and classroom capacity, libraries, parks and our community center, shopping and parking.

I am here is beg you to keep the zoning of our golf course agricultural. To be honest, I prefer the natural state it has become over the well manicured course. I have notices the return of native birds and plants, listen to the sound of frogs at night, and welcome the sightings of bobcat and coyote at dusk and dawn.

I realize NUW states they have plans for the green spaces...parks and connecting trail but once all construction is complete, who maintains all of this? Who provides safety for the residents? The primary concentration of all of this development is already in an over-developed area with maximum residential capacity already.

Once these trails are accessible the back of this course be opened for anyone to walk through day or night. Will San Diego Police be able to patrol these open areas? There is no plan for vehicle access.

Let Carmel Mountain Ranch keep to its well developed and planned Master Plan Community. Let the community decide what should be done agricultural space and proceed with plan to incorporate it in the construct of the green belt of its design. What resonates most with this community is the blatant disregard of what residents want, which is not high density housing that will impact the environment, CMR's footprint, and the functionality of our community.

COVID-19 has made us aware of just how many are in our community. The shelter at home mandate has people out walking everywhere in the neighborhood. We see people in lines everywhere. Parking, grocery stores, gas stations, filled to capacity with existing residents and unable to accommodate the volume.

Once things return to 'normal' I invite everyone to come and walk around this community and see for yourselves how impossible it will be to integrate the population explosion these 1200+ units will create on our community.

I would be happy to speak personally at any meeting.

Kindest Regards

Cheryl Biernacki
858-472-7089

Carey Fernandes

From: Mark & Debbie Blankenship <dblanke2@san.rr.com>
Sent: Thursday, April 2, 2020 11:01 AM
To: DSD EAS
Cc: dblanke2@san.rr.com
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519; Attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear E. Shearer-Nguyen,

We have been City of San Diego residents and property owners since 1988. We own our house located in Carmel Mountain Ranch, a master planned community. We purchased this property based on its location, density and layout, schools, amenities and services. We strongly oppose the proposed development project called "The Trails at Carmel Mountain Ranch (Project Number 652519)," as submitted by NUW-CMR LLC (Developer) and PACS Enterprises LLC (Property Owner) to the City of San Diego Planning Department and Development Services Department. Please consider the following reasons for "not supporting" this project, which are shared by us and many of our neighbors in the community.

Land Use
As a master planned community, CMR was built around the golf course. It is central to the design, density, layout, and supporting infrastructure of our community. To simply drop-in 1,200 plus housing units along existing fairways is absurd and would significantly increase risks to the health and safety of the community and current residents (these risks are outlined below). The existing golf course was closed by the owner who seeks to carve up the course into parcels and flip them for personal financial gain in the name of a need for housing within the city limits. The City of San Diego should not bail out a failed business at the expense of one of the nicest family communities in the city by changing approved land use and zoning which has been in place for over 30 years!

Wildfires
Perhaps one of the greatest risks is to human life. Building 1,200 to 1,400 multi-story units into existing fairways and related narrow streets not only will increase density within the community, but will endanger the ability to evacuate in an emergency such as a fire. We all know how quickly and devastating these fires have been in our past and there is no reason to believe that they won't continue to occur in the future. The evacuation difficulty we experienced during the fires in 2003 and 2007 was horrific. Added congestion as a result of more than 2,000 additional cars will place our community and residents at greater risk. How will fire and police be able to respond in a safe manner if this proposed project is approved? There are only a few ways into and out of the development. Whether you are talking about each subdivision or CMR as a whole.

Transportation / Traffic
Related to the above, existing apartment and townhouse complex developments in CMR do not provide sufficient parking spaces for residents, resulting in overflow parking onto community side streets and commercial parking lots. Current transportation/circulation is already very dense and exceeds capacity. When you consider retail traffic which brings people in from Poway, Rancho Penasquitos, Rancho Bernardo, 4S Ranch and other areas, and traffic during school and work commuting hours, primary streets and intersection traffic is currently a safety hazard. The addition of more than 1,200 units to our community will only multiply this problem. In the last two months alone, there were two car accidents in intersections that required police, fire and ambulance response.

Environmental Impacts
Air quality, noise, greenhouse emissions, sewage, water usage, etc. will all worsen as a result of adding 1,200 units and related cars (1,200 to 2,400 cars) to the community. As a master planned community this was all taken into consideration when building each of the subdivisions and commercial properties located in CMR. This will dramatically impact the quality of living for those of us who live here. We all bought into what we have now, not what is proposed by destroying open and green spaces and filling them with houses, apartments, roads and cars. Not to mention that the existing infrastructure can not support the additional needs of 1,200 units. These include parking at commercial properties which are already crowded (i.e., Ralphs, Costco, Home Depot, and other retail), schools, fire and police. Or does the current owner of the course expect tax payers and the city to simply build more infrastructure to accommodate these changes? Which will only complicate the problems new units will create.

Visual Effect and Neighborhood Character
Lastly, while not as "relevant" as health, safety and environmental concerns, the look, feel, nature and experience of the community is important and must be considered. Carmel Mountain Ranch is a master planned community built around open space, green space and land designated for the golf course. Removing the golf course and adding 1,200 homes, apartment units and townhouses where the current fairways exist will drastically change our neighborhood's character and designed separation between current housing. CMR already has a sufficient number of apartments, condos and townhouses. We don't need additional rental property built here. Increasing density by changing land zoning will significantly negatively impact the community.

For these reasons and more, we ask that you please reject proposed project 652519 and deny NUW-CMR LLC and PACS Enterprises LLC attempt to destroy our master planned community that we call home.

Respectfully,
Mark and Debbie Blankenship

Carey Fernandes

From: jeremy briggs <jeremy.briggs9@gmail.com>
Sent: Monday, April 20, 2020 4:59 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Mrs. Shearer-Nguyen,

I am writing to you in regards to the New Urban West plan to build on the Carmel Mountain Ranch Golf Course. I am worried that such a large scale project is planned for such a small area. At first, NUW said that they would include single family residences, which would cut down on the number of units proposed. However, they have not included one such residence, instead, they have chosen to pack over one thousand apartments and condos into an already crowded area of the city. As a resident of Carmel Mountain Ranch and a 2nd grade teacher in Poway Unified, I am worried about the impact this will have on our schools, traffic, and everyday life. I am especially worried with that many new residents that we are walking into a fire hazard with limited exits in the area. The environmental impact would the most devastating part of the project as we would lose our already limited open space. With the Poway United bond measure failing this past election and with COVID 19, our district is already stretched thin and a mere 4 million dollars that NUW is proposing to donate is a drop in the bucket. I can't tell you how crowded our shopping centers are here in CMR and adding to that seems like a nightmare. During this pandemic the lines at Trader Joes and Ralphs have been the longest in the area and I opted to go to the 4S shopping center which had half the crowd. We also have a new neighborhood popping up in PQ that will be utilizing the same on and off ramps that are already overused. Please consider the residents of CMR and oppose the NUW plan. It is an environmental nightmare.

Thank You,

Jeremy Briggs
13881 Royal Melbourne Sq
San Diego, Ca 92128
jeremy.briggs9@gmail.com

Carey Fernandes

From: Sarah Callahan <sicallahan5@gmail.com>
Sent: Wednesday, April 1, 2020 1:29 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To whom it may concern,

I hope that this email finds you well in the midst of these strange times. I wanted to voice concerns about Project #653519 or the proposal that New Urban West has put forth covering a housing project of approximately 1200 units on the former CMR Golf Course. I purchased a home on Eastbourne road fifteen years ago abutting fairway 17, for many reasons including the well kept appearance of the community, proximity to shops and schools, beautiful views and the quiet and safety of the neighborhood. That safety was enhanced 10 years ago when condos were built at the bottom of Carmel Summit Road along Highland Ranch Road as our street was turned into a cup-de-sac on that end. The result was a quieter and more peaceful neighborhood where our children can play in the street in near complete safety. This has created a lovely community opportunity for a true neighborhood to thrive.

I recently reviewed New Urban West's plans for Fairway 17 and was completely shocked. Two large buildings are planned to be squeezed in and their ingress and egress is currently onto the cul-de-sac for Eastbourne Road. I am not alone in voicing my concern and stating that we are opposed to this for the following reasons:

-Large buildings in our backyard are in direct opposition to the current neighborhood character of single and double story detached homes.
-Construction will cause a particularly problematic noise, due to the small distance between construction and existing homes.
-Traffic density will severely increase in an area not designed to handle this increase. This will particularly effect Eastbourne Road. Please note that during the beginning and end of school at Highland Ranch Elementary on the north side of Highland Ranch Road, our section of Eastbourne becomes heavily trafficked with cars turning around to load and unload children attending school. Additionally, Highland Ranch Elementary is already impacted by overcrowding and class sizes that exceed state recommendations.
-Both home and traffic safety will be impaired due to the increase in residents in these complexes.
-We purchased our home in this area with the mindset that with our property abutting land zoned as AR1-1 would increase in value over time. With zoning change and development in my backyard, our property could easily lose 100k-200k in value.

I urge you to vote down Project #652519. Keep the character and visual appeal of this beautiful community as it is and please consider the voices of those who love and live in it rather than the investors and developers whose interests are solely to enrich themselves first and foremost.

Thank you and be well,

Sarah Callahan

DEPARTMENT OF TRANSPORTATION
DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
PHONE (619) 688-6075
FAX (619) 688-4299
TTY 711
www.dot.ca.gov

Making Conservation a California Way of Life.

April 2, 2020

11-SD-15
PM 20.99
The Trails at Carmel Mountain Ranch
NOP/EIR
SCH# 2020039006

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

Dear Ms. Shearer-Nguyen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review for the Notice of Preparation (NOP) of the Environmental Impact Report (EIR) (SCH#2020039006) for The Trails at Carmel Mountain Ranch project located near Interstate15 (I-15) and Carmel Mountain Road. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

Traffic Impact Study

- A Vehicle Miles of Travel (VMT) based Traffic Impact Study (TIS) should be provided for this project. Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.[i]

[i] California Governor's Office of Planning and Research (OPR) 2018. "Technical Advisory on Evaluating Transportation Impacts in CEQA." http://opr.ca.gov/docs/20190 I 22-743_Technical_Advisory.pdf

- The TIS may also need to identify the proposed project's near-term and long-term safety or operational issues, on or adjacent any existing or proposed State facilities.

Hydrology

- Provide Hydrology and Hydraulics Study, Drainage and Grading Plans for review.
- Provide a Pre- and Post-Development Hydraulics and Hydrology Study. Show drainage configurations and patterns.
- Provide Drainage Plans and Details. Include Detention Basin details including inlets/outlets details.
- Provide Contour Grading plans with legible callouts and minimal building data. Must show drainage patterns clearly.
- Caltrans' Right of Way (R/W) should be shown on all applicable plans showing I-15.

Environmental

Caltrans welcomes the opportunity to be a Responsible Agency under the California Environmental Quality Act (CEQA), as we have some discretionary authority of a portion of the project that is in Caltrans' R/W through the form of an encroachment permit process. We look forward to the coordination of our efforts to ensure that Caltrans can adopt the alternative and/or mitigation measure for our R/W. We would appreciate meeting with you to discuss the elements of the EIR that Caltrans will use for our subsequent environmental compliance.

An encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide approved final environmental documents for this project, corresponding technical studies, and necessary regulatory and resource agency permits. Specifically, CEQA determination or exemption. The supporting documents must address all environmental impacts within the Caltrans' R/W and address any impacts from avoidance and/or mitigation measures.

We recommend that this project specifically identifies and assesses potential impacts caused by the project or impacts from mitigation efforts that occur within Caltrans R/W that includes impacts to the natural environment, infrastructure

(highways/roadways/on- and off-ramps) and appurtenant features (lighting/signs/guardrail/slopes). Caltrans is interested in any additional mitigation measures identified for the MND.

Right of Way

- Right-of-Way and access rights seem to be depicted correctly. Per Business and Profession Code 8771, perpetuation of survey monuments by a licensed land surveyor is required, if they are being destroyed by any construction.
- Any work performed within Caltrans R/W will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction.

Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158 or by visiting the website at http://www.dot.ca.gov/trafficops/ep/index.html. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions, please contact Mark McCumsey at (619) 688-6802 or by email at mark.mccumsey@dot.ca.gov.

Sincerely,

electronically signed by

MAURICE EATON, Branch Chief
Local Development and Intergovernmental Review Branch

Carey Fernandes

From: magkameron@aol.com
Sent: Friday, April 10, 2020 11:56 AM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519.

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To all concerned and responsible to protect the citizens of Carmel Mountain and the Current Zoning that this project was developed from, zoning AR 1. Areas been identified by City of San Diego Development Services Department as where this Project may result in Significant Environmental Impacts to Carmel Mountain Ranch in the areas: Land Use, Transportation/Circulation, Air Quality and Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effect and Neighborhood Character, Water Quality, and Wildfire
I highly urge that this Project Number 652519 be opposed by the San Diego City Council for impacting all of these areas and the community in a negative way.

The proposal put forth by New Urban West is a housing project of approx. 1,200 units on the CMR Golf Course which sadly went out of business (their poor choices and management not their neighbors). I purchased my beautiful home at 12217 Eastbourne Rd, formerly tee #7 now 16, (the most impacted location with the new proposal), 26 years ago as the location was well kept, green and rolling hills, walking distance to the markets and other shops, Poway School District, and safe. This was a perfect family neighborhood for me and my young son as a single parent working 3 jobs to make ends meet and have a home I could retire to. I recently was able to review New Urban West's plans earmarked for tee #16 and was totally traumatized. Four large buildings 2-4 stories tall are set to get squeezed in here blocking the view I paid a premium for and changing the community and neighborhood character. We already have dangerous intersections at Highland Ranch Rd & Eastbourne & Waverly Downs. There was gridlock during previous wildfire evacuations and thankfully the fires were contained in CMR, but unfortunately devastated Poway through winds blowing to the east. In talking with many of my neighbors and attending our community meetings I think I can speak for the majority of us in this development that was built around the golf course maximizing currrent lands, that we are totally opposed to this monstrous and inappropriate development. My home is across the street from Highland Ranch Elementary School where traffic is gridlocked at least twice a day and many times in the evening when school events take place. The school is already overcrowded and parents and volunteers are needed to help support the students they already have. There is already continual onstreet parking from the school and park which limits visibility and safety for children.

Consideration of the land's zoning, the environmental impact, and the integrity of the CMR community has already been performed over countless hours by many dedicated citizens! CMR is a 1,500-acre master-planned community. It was originally approved for development 34 years ago. The tremendous effort put forth to plan every aspect of the community was documented in the Carmel Mountain Ranch Community Plan which was adopted on July 12, 1984. The Scope and Purpose of the Community Plan was to designate commercial and industrial areas as well as park and open space to create a balanced community. Maintaining this balance was a primary objective expressed by the City of San Diego for North City development. This Community Plan was adopted after extensive City Council Planning Commission workshops and City Council Public Hearings. Significant additions, deletions or amendments to this Community Plan following adoption will require additional public hearings. To even consider developing the golf course land at this time is re-inventing the wheel.

It is significant to note that the Community Plan that was ultimately adopted was the most environmentally responsive concept compared to previous plans (1971 Carmel Mountain East Plan and 1981 Rancho Carmel Plan). The 1971 Carmel Mountain East Plan proposed a high density residential community of 6,200 dwelling units. While this plan was adopted, rezoning did not occur at that time and the area retained its original designation, which is zoned agricultural.

The Community Plan states that “A change of ownership in 1983 resulted in a re-evaluation of the 1981 Rancho Carmel Community Plan. As a result, revisions to the plan were proposed to respond to market and environmental concerns. The proposed changes included: an increase of industrial acreage, a 25 percent reduction in residential units, an increase of open space and recreation areas and a relocation of land uses to create a town center with an urban mixture of commercial and public uses. The community plan amendment was approved by the City Council in 1984.”

Archaeological Considerations

Identified geologic concerns were mitigated for the safety and enrichment of the community environment. It is important to note that there are 23 archaeological sites within CMR that are Native American sites, 4 of which are significant and cannot be developed. There are isolated artifacts as well as midden deposits. Three of the four sites are located in the southern half of the community. The final site has been retained within open space as a part of the golf course and have been preserved according to accepted practices. The overall findings are that the sites are related to Late Milling/Northern Diegueno activity that may be associated with the village of Pawaii and San Dieguito sites. Paleontologists’ findings of fossil remains were evaluated and appropriate mitigation was carried out prior to the community being developed. Mitigated land is land that cannot be developed as it is a wildlife corridor or protected for other purposes.

Biological and Hydrological Resources

In addition to preserving the wetlands, the wildlife corridor and the Native American sacred sites, there was also special attention paid to the drainage areas of CMR in the Community Plan. The significance of designating space for drainage is the environmental consideration for landslide potential in several areas. The Community Plan was developed to comply with the City’s vernal pool preservation program through the donation of funds for off-site mitigation to protect vernal pools. It is critical to minimize the impact that urbanization will have on the Los Peñasquitos Creek and lagoon area. Within CMR, groves of sycamore and cottonwoods dominate in low-lying areas and valleys and provide a dramatic contrast to the conifer trees. The riparian vegetation includes willows and sycamores that intersperse the banks of Chicarita Creek. Chicarita Creek flows along the southwest perimeter of Carmel Mountain Ranch. Although the creek is a naturally intermittent drainage way, it contains water year round due to urban run-off from Rancho Peñasquitos. The creek is presently comprised of scrub and freshwater marsh habitat and has a low visual profile. Storm waters drain by gravity in streets, natural watercourses and underground systems to peripheral channels and leave the site. The approved golf course within CMR was been designed to provide detention basins to protect the city of Poway from increased run-off.

Wildlife Corridor

In planning the development, significance was given to preserving the wildlife corridor where coyotes, opossum and cottontail rabbits run free. Enrichment and diversification of the wildlife habitat is an important consideration in CMR. The Community Plan was written to be sensitive to the environmental resources and existing landforms. In the last several months the land has been dormant and we have seen numerous birds, including two hawks, and have sent photos of them to the Sierra Club as well as the Audubon Society which are also significantly opposed to this development.

Natural Environment

Carmel Mountain Ranch has an identity based around steep terrain and ridgelines punctuated with pines and other evergreen conifers, transitioning into the native oaks on lower ground, boulders, stone material, topographic relief and landscaping throughout the community to create an attractive image and to distinguish it from neighboring communities. Homes were designed in the community to be compatible with the environment by designing fence posts made of natural boulders. There are areas throughout the community containing lovely rock outcroppings. Individual neighborhoods are clustered to maximize views of the natural environment. Drought and fire-resistant vegetation exists in open space and on public property. Noise is attenuating in the community by the use of the golf course and open spaces. Since the golf course closure just weeks ago, the golf course property is already becoming deserted brushland and a possible fire danger. The area they are proposing building on has been designated as a retention basin which regularly fills when we have rain.

SDG&E Transmission Lines

Portions of the golf course are encumbered by an SDG&E easement which contains major transmission lines.

I feel that the safety of myself and my son is at risk due to the increase in residents in these new complexes both from a traffic and home security perspective. Our sewage and water systems were not planned for this increase and find it incredulous that with the lack of water resources in San Diego, that the San Diego City Council can in all good conscience even consider more housing that requires more of our scarce water resources. To purchase my home and I purchased facing the golf course for that quiet family environment and views, my family has sacrificed for many years. I am an RN, retred military officer and University of Phoenix Professor. I paid $30k more for my 4 bedroom 2 1/2 bathroom home on the golf course versus a comparable home not on the golf course.

Thank you very much for your time. Please do not hesitate to contact me with any questions. Sincerely, Margaret Cameron 858-254-1429

Carey Fernandes

From: Kurt Carlson <kurt@ktua.com>
Sent: Wednesday, April 22, 2020 1:33 PM
To: DSD EAS
Cc: Eric Edelman
Subject: [EXTERNAL] Carmel Mountain Ranch - Community and Environmental Concerns

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear E. Shearer-Nguyen:

The closure of CMR's golf course and the NUW proposed insensitive development is an insult to our master-planned development and our community. Our community can't support another 8-10,000 people. There will be a tremendous increase in traffic and ultimately decrease the public safety of our community. The CMRSSCC and the local community at large are very concerned about the fact the City Planning Commission ignored our recommendation to this project as well as another smaller and improper development being proposed on the city's park and ride lot. In both cases the Planning Commission ignored the community's plea and overrode our "no" vote recommendation and initiated both projects. I attended every single meeting and workshop with NUW and they were very non-transparent and totally ignored any of our suggestions and requests. They never divulged any of their housing ideas, desired density or lack of open space until their 18th community meeting which was right before their city submittal. They ignored our requests for:

- Engaging the community in an honest/ good faith effort
- Respecting our community's density and character
- Similar housing types next to similar housing
- Avoid walls of housing/ cluster development
- Minimizing traffic impacts/Maintain traffic safety
- Accommodating safe emergency/fire exits
- Provide development options
- 75'-100' densely planted landscape easements
- Preserving/protecting our views
- Open space areas/ playfields
- Parks and playgrounds
- Utilize Clubhouse as a community center
- Provide accurate sections between existing/new development
- Enhance our infrastructure
- Increase schools

This type of thing happened before in 2006 and we all saw and appreciated what a difference our then councilman Brian Maidenschain made in confronting the developer. We need help like this last time and/or need to know what we can do as this is purely political. We are not opposed to development and we are not even opposed to increased density; however, we are concerned the City of San Diego is not doing things in an intelligent manner with regard to our local community.

~ Kurt Carlson
CMR Resident 1986

Carey Fernandes

From: D Carmichael <youbegrumpy@sbcglobal.net>
Sent: Thursday, April 9, 2020 3:48 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch/652519- attn: E. Shearer-Nguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom It May Concern:

We have lived in Carmel Mountain Ranch for over 16 years and do not support the proposed changes to the General Plan Amendment. The creation of 1,200 new multi-family units will create negative impacts on the community.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets. Additionally, the planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road.

All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas are already at capacity. It is already difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Sprouts, Trader Joe's, and Home Depot. It's already bad enough to have to drive up and down the parking aisles 3 or more times for these stores in order to find a parking space

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

Why would it be safe to add 25% more people without adding more road capacity to get people out in an emergency?

During the Coco fires in 2014, thousands of cars were at a standstill for two hours. That fire narrowly missed Carmel Mountain Ranch. Imagine the nightmare scenarios if another 1,200 units are approved. Most of the new townhomes and apartments are planned to have one road in and another out. During a fire those people would be trying to evacuate on what are currently already jammed streets.

Schools, police and fire departments are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers.

Finally, we have concerns about the inconsistency of the new units. Our community is a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments.

The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the hillsides and then fill in the lower section of the grading to create a level pad. This type of construction again is inconsistent with our current visual amenities. The project is not compatible with the surrounding development and is not permitted by the current Community Plan or existing zoning, which is AR-1. This plan will have a significant negative impact on this community.

Please reject Trails at Carmel Mountain Ranch – Project 652519.

Respectfully,

Dale and Debra Carmichael

Carey Fernandes

From: Shearer-Nguyen, Elizabeth <EShearer@sandiego.gov>
Sent: Monday, April 27, 2020 9:48 AM
To: Alexandra Martini; Carey Fernandes
Subject: Trails at Carmel Mountain Ranch - NOP Comment (Cathy Carr)
Attachments: [EXTERNAL] Project 652519 Attn: E. Shearer-Nyguyen

FYI.

Elizabeth Shearer-Nguyen
Senior Planner
City of San Diego
Development Services Department
☎ (619) 446-5369 | http://www.sandiego.gov
Please Note: Work hours are M-F 6am to 230pm

What's the Latest?
Visit http://www.sandiego.gov/dsd to keep up-to-date with DSD's operational and program updates. You can also stay informed about the City's response to COVID-19 by visiting the City's COVID-19 information page.

DSD Email Updates
Visit http://www.sandiego.gov/dsd-email to receive the latest operational updates from DSD directly into your email inbox.

CONFIDENTIAL COMMUNICATION
This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director

April 1, 2020

Elizabeth Shearer-Nguyen
City of San Diego Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101
EShearer@sandiego.gov

Subject: Trails at Carmel Mountain Ranch Environmental Impact Report (PROJECT) NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) SCH# 2020039006

Dear Ms. Shearer-Nguyen:

The California Department of Fish and Wildlife (CDFW) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) from the City of San Diego (City) for the Project pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.[1]

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's **Trustee Agency** for fish and wildlife resources and holds those resources in trust by statute for all the people of the state. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources. CDFW also administers the Natural Community Conservation Planning Program. The City has an approved Subarea Plan and Implementing Agreement under the Multiple Species Conservation Plan (MSCP).

PROJECT DESCRIPTION SUMMARY

Proponent: City of San Diego

1 CEQA is codified in the California Public Resources Code in section 21000 et seq. The "CEQA Guidelines" are found in Title 14 of the California Code of Regulations, commencing with section 15000.

Objective: The objective of the Project is a General Plan Amendment encompassing the following: a Community Plan Amendment to redesignate zoning from Private-Recreation-Golf-Course to Low-Medium Density residential, Medium Density Residential, Open Space, and Other Open Space in the Carmel Mountain Ranch Community Plan; a rezone from AR-1-1, RS-1-14, RM-1-1, and RM-2-5 to RM-1-1, RM-1-2. RM-1-3, RM-2-4. RM-2-5, RM-2-6, and RM-2-7; a Vesting Tentative Map; a Master Planned Development Permit; a Site Development Permit; a Neighborhood Development Permit; Recission of Page 2 of 2 Conditional Use Permit No. 87-0568; and various Easement Vacations. These elements of the General Plan Amendment would allow redevelopment of the existing 18-hole golf course at Carmel Mountain Ranch with 1,200 multi-family residential units and a mix of open space and recreational areas. More specifically, the Project would include 251 townhomes, 586 market-rate apartments, 120 affordable apartments, and 243 apartments for age 55 and older residents. Various recreational amenities would be provided as well as a multi-use trail system that would circulate throughout the Project site. Most of the trail system would include decomposed granite or compacted earth trails with some concrete trails that would be repurposed from the previous golf cart path.

Location: Carmel Mountain Ranch is a located in the northeastern part of the City. The Project area is directly east of Interstate 15 and lies north of Ted Williams Parkway and south of Carmel Mountain Road.

Biological Setting: Special status species identified on California Natural Diversity Database (CNDDB) with the potential to occur in the region include: coastal California gnatcatcher (*Polioptila californica californica*; Endangered Species Act (ESA) listed threatened), coastal cactus wren (*Campylorhynchus brunneicapillus sandiegensis*), coast horned lizard (*Phrynosoma blainvillii*; California Species of Special Concern (SSC)), San Diego black-tailed jackrabbit (*Lepus californicus bennetti*); SSC), Coulter's saltbush (*Atriplex coulteri*; California Native Plant Society (CNPS) Rare Plant Rank 1B.2), variegated dudleya (*Dudleya variegata*: (CNPS) Rare Plant Rank 1B.2), California adolphia (*Adolphia californica;* CNPS Rare Plant Rank 2B.1), and San Diego barrel cactus (*Ferocactus viridescens*: CNPS Rare Plant Rank 2B.1).

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Based on the potential for the Project to have a significant impact on biological resources, CDFW agrees that an Environmental Impact Report is appropriate for the Project.

I. Comments

COMMENT #1:
The Project site does not abut any MSCP, Multi-Habitat Planning Area (MHPA) open space areas. The 1200 multi-family residential units constructed on the existing 18-hole golf course would be surrounded by development, with the exception of open space areas in Units 14 and 15 which are adjacent to undeveloped land, and the open space in Units 4 and 5 are adjacent to Carmel Mountain Ranch Community Park. The golf course has likely served as an urban adapted, local wildlife linkage. Some of that functionality may be affected by the construction of

housing units on much of the currently open land. The Project as designed would retain some open space in areas distributed throughout the planned housing. Therefore, the CDFW recommends incorporating native plant species into these areas and any proposed landscapes throughout the Project. Although these on-site areas are small, landscaping with native plant species may create pockets of habitat that provide connectivity (i.e., stepping-stone habitat) for bird and pollinator species in the open space areas east and west of the Project site.

COMMENT #2:
CDFW has responsibility for wetland and riparian habitats. It is the policy of CDFW to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion that would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, Project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks that preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. Mitigation measures to compensate for impacts to mature riparian corridors must be included in the DEIR.

The CDFW also has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the Project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 *et seq.* of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a Lake and Streambed Alteration Agreement (LSAA) with the applicant is required prior to conducting the proposed activities. CDFW's issuance of a LSAA for a Project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. CDFW as a Responsible Agency under CEQA may consider the local jurisdiction's (lead agency) Negative Declaration or Environmental Impact Report for the project. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSAA.

II. Recommendations to Minimize Significant Impacts:

RECOMMENDATION #1:
The document should provide a complete assessment of the flora and fauna within and adjacent to the Project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. This should include a complete floral and faunal species compendium of the entire Project site, undertaken at the appropriate time of year. The DEIR should include the following information:

a) CEQA Guidelines, section 15125(c), specifies that knowledge on the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.

b) A thorough, recent floristic-based assessment of special status plants and natural communities, following CDFW's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (see https://www.wildlife.ca.gov/Conservation/Plants/Info). CDFW recommends that floristic, alliance-based and/or association-based mapping and vegetation impact assessments be conducted at the Project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2009[2]). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts offsite. Habitat mapping at the alliance level will help establish baseline vegetation conditions.

c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. CDFW's California Natural Diversity Data Base in Sacramento should be contacted at https://www.wildlife.ca.gov/Data/BIOS to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.

d) An inventory of rare, threatened, endangered and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the Project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with CDFW and the U.S. Fish and Wildlife Service.

RECOMMENDATION #2:
To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR.

a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the Project site; the volume, velocity, and frequency of existing and post-Project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-Project fate of runoff from the Project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.

b) Discussions regarding indirect Project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated

---

2 Sawyer, J. O., T. Keeler-Wolf and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society Press, Sacramento.

with the MSCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.

c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.

d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

RECOMMENDATION #3:
The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and vegetation communities. Mitigation measures should be consistent with requirements of the City's MSCP.

RECOMMENDATION #4:
In order to avoid impacts to nesting birds, the DEIR should require that clearing of vegetation, and when biologically warranted construction, occur outside of the peak avian breeding season which generally runs from February 1 through September 1 (as early as January 1 for some raptors). If Project construction is necessary during the bird breeding season a qualified biologist with experience in conducting bird breeding surveys should conduct weekly bird surveys for nesting birds, within three days prior to the work in the area, and ensure no nesting birds in the Project area would be impacted by the Project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer should be a minimum width of 300 feet (500 feet for raptors), be delineated by temporary fencing, and remain in effect as long as construction is occurring or until the nest is no longer active. No Project construction shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

RECOMMENDATION #5:
Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a data base which may be used to make subsequent or

supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying Project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP of a DEIR to assist the City in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Meredith Osborne, environmental scientist at (858) 636-3163 or Meredith.Osborne@wildlife.ca.gov.

Sincerely,

David A. Mayer
Environmental Program Manager
South Coast Region

ec: Office of Planning and Research, State Clearinghouse, Sacramento
Patrick Gower, U.S. Fish and Wildlife Service

Carey Fernandes

From: Shailendra Chafekar <schafekar@gmail.com>
Sent: Monday, April 20, 2020 5:44 PM
To: DSD EAS
Subject: [EXTERNAL] Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

To Whom It May Concern:

I am a resident of Carmel Mountain Ranch. As a homeowner I was attracted by the schools, convenient shopping nearby open spaces due to the golf course and the overall planned nature of the community.

With the closure of the golf course all that is about to change. While I understand the need for mitigating housing shortages in the San Diego area, special consideration should be given to the impact of new developments that are dropped like pieces of lego right in the middle of existing ones!

When I drive around or walk through our community, I always get the feeling that the roads, schools or shopping complexes can not support more new housing that will be stuffed right where the golf course stands.

As it is we find it incredibly hard to find parking in the Ralphs,Trader Joe's and the Home Depot complexes. Go there any time of any day and you will know what I mean.

We also have Costco, Nordtrom Rack, Sacks Fifth Outlet, Dick's Sporting Goods and a movie theater that *already* attract significant traffic on Highland Ranch Road a main thoroughfare in the area.

I can not imagine how congested the traffic situation would get around here if so many new multi unit housing goes up within a short time. We would also lose our open spaces. I am also worried about fire safety and public amenities.

The developer wouldn't really care - they are here to just sell their homes and move on. But the community will pay a price. What happened to the master plan of Carmel Mountain Ranch? Are the homeowners the only entity that are bound by the rules and the not golf course which literally snakes through the area?

I would request that the current plans for redevelopment in Carmel Mountain Ranch be evaluated further and residents' opinions be given a fair amount of weightage.

Regards,
Shailendra Chafekar

DocuSign Envelope ID: 4BB773B6-AE1A-4FB5-8CDC-4A78F378EBB7

Steve B. Chu
Carmel Mountain Ranch
stevebchu@gmail.com

April 12, 2020

Subject: Project Name - Trails at Carmel Mountain Ranch/652519,
Community - Carmel Mountain Ranch
Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

To Whom It May Concern:

My family has lived in the Carmel Mountain Ranch ("CMR") community for over eleven years, and we do not support the proposed changes to the General Plan Amendment. We understand the need for affordable housing in San Diego, and we are not opposed to that goal. However, any development in the CMR area would need to fit within the existing community model so as to not create dangerous safety hazards and overtax existing resources. The current proposed plan is simply an attempt to force as many housing units as possible into a community that is already at or near capacity for traffic, safety, and schools.

We have many concerns in all the areas that your department will be reviewing. This correspondence will outline the most significant impacts in: (1) Transportation/Circulation, (2) Fire Safety, and (3) Overtaxing Existing Public Services and Resources.

1. Transportation/Traffic

The current plan calls for the creation of 1,200 new multi-family units to the existing community. The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets. This creates severe safety and transportation problems.

Additionally, the current proposal would add large amounts of traffic to an already busy road where drivers often do not follow traffic rules, Carmel Ridge Road. The

DocuSign Envelope ID: 4BB773B6-AE1A-4FB5-8CDC-4A78F378EBB7

current plan calls for development at the location of the Carmel Mountain Ranch Country Club. The single road access point to that location is Carmel Ridge Road, already a heavily-trafficked street. Approximately two years ago I was injured when a driver failed to stop at a four-way stop sign located on Carmel Ridge Road and t-boned my vehicle. My family and I have seen many near misses at this intersection. Drivers often neglect traffic signs on this road, and adding additional housing and thereby vehicles to this road would only increase the danger to families and children who are often crossing this street.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets. Streets near both the multi-family units and single-family units are typically filled with cars. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive.

2. Fire Safety

We are also extremely concerned about Fire Safety. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

The question for the City and its planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how can people evacuate safely? It is dangerous to increase the population by 25% without adding more road capacity to help people evacuate during an emergency.

During the Coco fires in 2014, thousands of cars were at a standstill for two hours. That fire narrowly missed Carmel Mountain Ranch. One can only imagine the nightmare scenario that would happen if another 1,200 units are approved. Most of the new townhomes and apartments are planned to have only one road in and another out. During a fire those people would be on already jammed streets.

Fires in San Diego are not an if, but a when. Please plan responsibly.

DocuSign Envelope ID: 4BB773B6-AE1A-4FB5-8CDC-4A78F378EBB7

3. Overtaxing of Existing Public Services and Resources

The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. The new residents with children would be seeking enrollment at the local schools, where enrollment is already very high. The existing schools in this area include Shoal Creek and Highland Ranch Elementary School, Meadowbrook and Bernardo Heights Middle School, and Rancho Bernardo High School. Classes at the elementary and middle school level are already at or near 30 students per class, and teachers consistently inform parents that school resources are being taxed to the limit. The existing school system would not be able to absorb a massive influx of new enrollment.

Additionally, all the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home Depot.

The Community Plan has been in place for over thirty years and has proven to be strong. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school (assuming there is physical space), but one must also add teachers, equipment, and resources. It is vital to include the staffing needed for these necessary services.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. This remains an example of excellent planning. Any attempt to modify or add to the existing plan must be balanced and fit within the existing model. Over 90% of the proposed units will not be affordable, and will not further the goal of adding affordable housing. We urge you to reject the current proposed plan for development.

Sincerely,

DocuSigned by:
Steve Chu
A73B7870AA604A6...

Steve B. Chu

Anthony Clark
11858 Wilmington Rd
6 -Apr-2020

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District – 5, Environmental Impact Report
Attn: E. Shearer-Nguyen, Environmental Planner; Jeff Peterson, Project Manager; Laura C. Black, AICP

Dear Madams & Sirs,

Changing the General Plan Amendment to allow the New Urban West Trails development would be very disappointing and lead to the down grading of my community, as well as surrounding neighborhoods. I request that you do not take action to change zoning from AR-1-1 to allow development.

Fire safety is one of my biggest concerns! Sections of CMR and the nearby Shoal Creek Elementary school are rated Very High Fire Hazard Severity Zones. A voluntary evacuation in the 2014 Coco's fire rapidly lead to gridlock in CMR and demonstrated the inadequacy to safely remove residents from their homes. Adding 1200 multi-family units with a single route for evacuation onto roads already congested inflames (pun intended) a very dangerous situation.

The roads in CMR are already at capacity, especially during commute hours. The Trails proposal does nothing to mitigate this situation. New thoroughfares to access their development connect to roads that are very congested morning and early evening. It is estimated that the Trails will add 8,000 car trips per day. Increasing the number of cars sitting idle waiting for traffic to clear would be intolerable and add more noise and polluting emissions to the neighborhood.

An estimated population increase of 25% from the 1200 units would have significant impact on the school system. CMR residents are part of the Poway Unified School district that has a student:teacher ratio of 25:1 which is higher than the state average of 23:1. Pushing more students into these classrooms jeopardizes the quality of education and further stresses funding to support teachers and the aging school infrastructure. The Trails proposal does not offer any support for schools or seem to consider this devaluation of our community and young citizens.

The density of Trails multi-family housing on narrow lots between existing, mostly single-family homes, will cause more parking problems on side streets. Many residents have more than 2 cars per household when you consider 2 working adults with teenagers or adult children at home. The Trails proposal provides inadequate (< 2 per unit) on-site parking for its residents.

The Trails proposal is counter to the character of CMR which takes pride in its mostly single-family, owner homes in meandering neighborhoods with surrounding green space. The Trails wants to jam as many 3-story, multi-family, rental units it can in a patchwork of available space. Trails does not create a community with continuity within itself, nor does it unite residents with the existing neighborhood.

I ask that you please consider the multiple factors of the Trails that has high potential to forever change CMR.

Sincerely,
Tony Clark

March 25, 2020

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

To Whom It May Concern:

I am president and founder of CMR United, a nonprofit formed in conjunction with the concerned citizens of Carmel Mountain Ranch. CMR United has over 500 volunteers who support the Carmel Mountain Ranch Community plan. We do not support the proposed changes to the General Plan Amendment.

We have many concerns in all the areas that your department will be reviewing. This correspondence will outline the most significant impacts, Transportation/Circulation, Fire Safety, Public Services and Facilities, Visual Effect, and Neighborhood Character.

The creation of 1,200 new multi-family units will create severe negative impacts on the community.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.

The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home Depot.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive.

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25% more people without adding more road capacity to get people out in an emergency?

March 25, 2020

During the Coco fires in 2014, thousands of cars were at a standstill for two hours. That fire narrowly missed Carmel Mountain Ranch. Imagine the nightmare scenario if another 1,200 units are approved. Most of the new townhomes and apartments are planned to have one road in and another out. During a fire those people would be on already jammed streets.

Fires in San Diego are not an if, but a when. Please plan responsibly.

The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.

Finally, we have concerns about the inconsistency of the new units. Our community is a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments. The inconsistency is staggering.

The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the hillsides and then fill in the lower section of the grading to create a level pad.!! That type of construction again is inconsistent with our current visual amenities. Any new building should be designed to seamlessly fit into neighborhoods.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable. It seems to be such a waste of a good plan!

Carey Fernandes

From: Myles Collins <mcollin3@san.rr.com>
Sent: Sunday, April 5, 2020 2:50 PM
To: DSD EAS
Cc: Myles Collins
Subject: [EXTERNAL] Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District – 5, Environmental Impact Report,

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Attn: E. Shearer-Nguyen

I moved to the well designed community of Carmel Mountain Ranch in 1988 . The building construction wasn't yet completed but I was confident further development would continue to follow the approved planned community on file with the city of San Diego.

Carmel Mountain Ranch previously was a plot of undeveloped land which prior city planners and developers worked jointly to provide a design that would allow people to live, work and play together in a carefully planned community mindful of the present and future environment .

Many years of research and effort produced a community plan which provided a model that addressed density and open space concerns. The original planners carefully considered land use, congestion , noise, pollution , transportation, traffic ,public services, utilities and educational needs for our well planned community.

The failure of a golf course should not reverse the success of a well planned community. Let's work together to keep green space green! The golf course should not be rezoned and developed only to destroy the prior planners vision and hard work. Please reject proposed project 652519 from NUW-CMR LLC and PACS Enterprises LLC .

Thank you ,
Myles Collins

Carey Fernandes

From: TLC <got.mountain@gmail.com>
Sent: Saturday, April 4, 2020 5:23 PM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch
Attachments: back-to-back-street-park-by-apartments.jpg; peaceful-residential.jpg

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch

Council District – 5, Environmental Impact Report,
Attn: E. Shearer-Nguyen

Dear Sirs/Madams,

I have lived in the Carmel Mountain Ranch community for 15 years now. We purchased a home and moved here because it is a safe family suburban
community. We did *NOT* move here to have the community turn into yet
another hideous looking version of Mira Mesa.

We already have apartment buildings in our community. It is easy to tell where the apartment buildings are located well in advance, because there are constantly wall to wall cars parked on any street within a block of the apartments as they never have adequate parking. There is also trash all along those streets as some apartment residents just dump the contents of their cars out onto the streets. What do they care, their car is clean.

For the most part, I can not take my kids out for a walk or a bike ride along these streets. Cars are always quickly darting in and out of everywhere making it too hazardous.

I do walk with my kids down to the local donut shop early every Sunday morning on the sidewalks past some of the apartments. I walk in front to steer my kids of sometimes dog poo, broken glass, used condoms, and other litter hazards dumped on the sidewalk.

The homeowners in our community take pride in their neighborhood and the streets with homes reflect that. It is my experience that those renting in apartments do not.

Environmental impact? How about, a lot more litter, cigarette butts washing down the storm drains; more pollutant exhaust fumes from the high density housing residents' cars, and don't buy the baloney of mass transit, they primarily won't use it, just like those in the existing
apartments. Good-bye wildlife, coyotes, hawks, bunnies, raccoons,
opossums that live in the trees and bushes on the agriculture zoned golf course.

Please listen to the community living in the area. Please do *NOT* rezone the golf course land from agriculture to residential. Once open space is developed, it will never be open space again. Gone forever.

Everyone that I have spoken with does *NOT* want the open space developed into more high rise hideous apartment buildings. We are opposed.

The owner of the golf course is solely out for profit for himself. He doesn't even live in the San Diego community and could care less about it. The very same can be said of the New Urban West developers who really couldn't give a darn about the final impacts to the community, just the large profits they can make.

Attached are a view on a street near the existing apartments with cars and litter, and then a residential home owner street at approximately the same time.

Thank you for your time and consideration,

Teresa Cottom
11818 Meriden Lane
San Diego, CA 92128

Carey Fernandes

From: Brent Cottom <b_cottom@yahoo.com>
Sent: Wednesday, April 8, 2020 7:05 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Sir/Madam:

The proposed plan to develop the failed golf course in Carmel Mountain Ranch should not be approved and all planning should be stopped immediately. Carmel Mountain Ranch was a planned community with residential housing and apartments along with the golf course. The golf course, which is zoned for agriculture(AR-1-1), was included to offset the high density residential housing with small lot zones compared to surrounding housing developments. The development of this golf course was pursued by the previous owners that were real estate developers. This current owner is no different and the plan to develop this land should be discontinued as in the late 2000s. The owner does not live in the community and has no interest in seeing the area thrive. His indifference has been demonstrated by the chain link fencing placed along the fairways and allowing the vegetation to grow uncontrolled. I have owned a residence for the past 15 years in Carmel Mountain Ranch, and the decision to approve this development plan does not consider the opinion of the residents that live, shop, invest and raise their families in this community. I understand that San Diego has a housing shortage but the poorly planned proposal by New Urban West is not a solution.

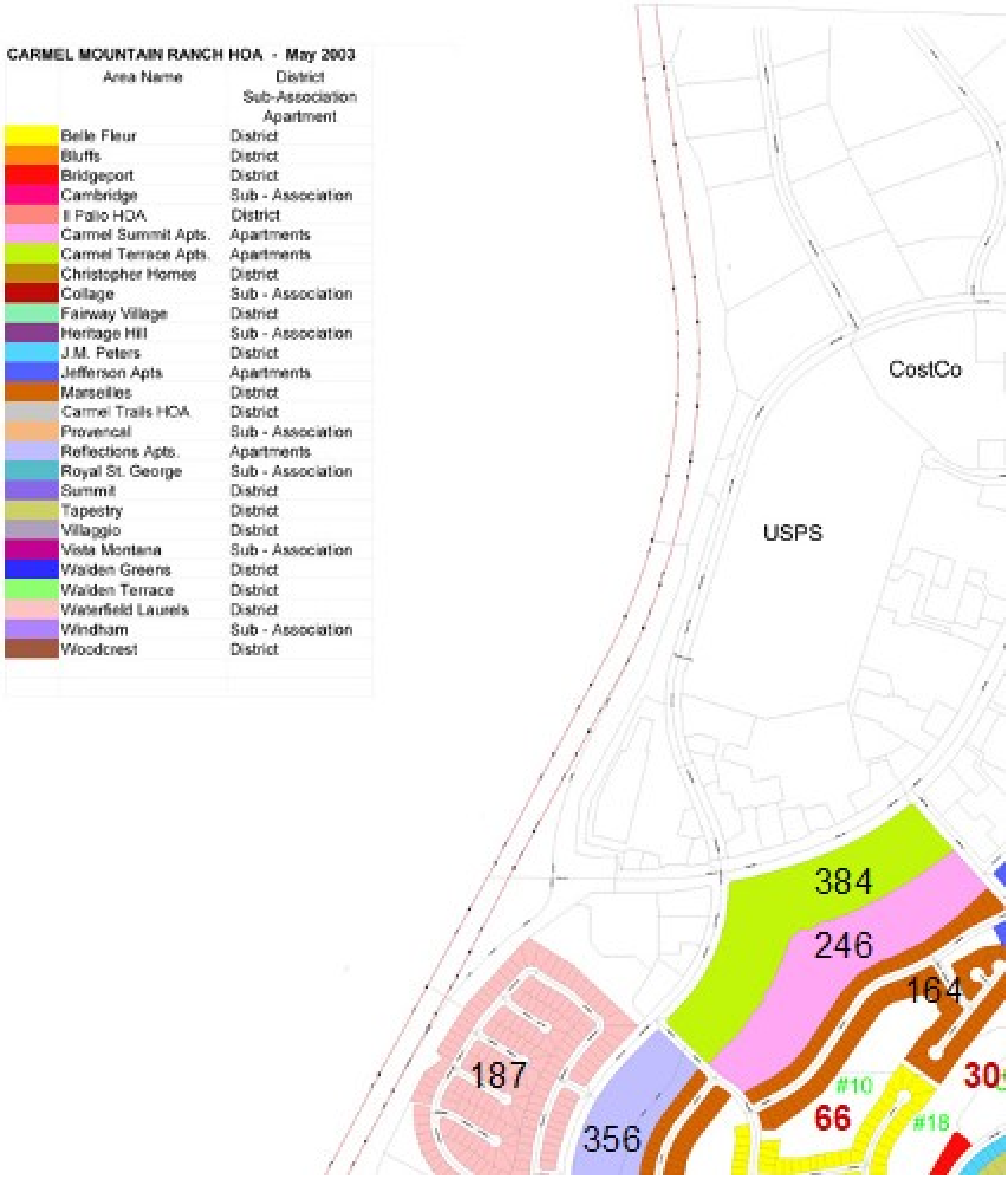
The proposed plan by New Urban West will have a significant impact on the environment. For one, the AR-1-1 zoned land will be removed and replaced with high-density town homes and apartments. As shown in the map below, the number of existing housing units are overlaid on the individual districts maintained by the Carmel Mountain Ranch Homeowners Association along with the numbers in “red” for the proposed development. Carmel Mountain Ranch has approximately 4,700 existing units and the new development is planning another 1200 units which is an increase of 25%. Within the 1200 units of the proposal, almost 80% are apartments with only 20% town homes. Our current ratio of apartments to homes (single resident+town homes) is approximately 27% and the new development would increase the number of apartments to almost 40%.

Besides removing the obvious open space and vegetation for housing, high-density housing as proposed will increase litter, water run off, smog, chemicals from leaking vehicles, radiant heat from pavement and housing, noise pollution, congestion and an overall less safe community. The areas being proposed for development do not have the space for adequate parking, access, separation from existing homes nor sufficient open space. The majority of the housing proposed is around the existing clubhouse where approximately 50% of the new apartments are planned. The hope of many community leaders is that the proximity of a transit center will reduce the need for cars but that is not reality. As a user of the current MTS bus system, I am one of the few willing to bike to the transit center and increasing the population within the transit center will not increase the number of people that don't need a vehicle and a place to park. The additional vehicles will increase green house gases, chemicals in the storm drains due to leaking vehicles and a safety hazard to people walking in the community. Walking within the community is already hazardous due to the high volume of vehicles and increasing the number of the units within the community by 25% or higher, depending on the location will make the matter significantly worse.

Eliminating the open space in our community by the poorly planned development will eliminate the local wildlife that has seen a resurgence now that the fairways are closed. We have seen more hawks, rabbits, raccoons, possums and even coyotes. Reducing our agriculture zoned areas will put a further strain on the local ecology. Due to California's high population density, animals and open space are needed to provide people with local exposure to this resource without having to drive to obtain a similar experience.

In addition to environmental impacts listed above, the poorly planned development will add housing that doesn't fit within our planned community. The majority of our exiting housing units are single dwelling homes in which New Urban West's plan does not include any. The addition of multiple story town homes and apartments will result in an unsightly development that will remove the natural beauty of our open space that we all took into consideration when purchasing and moving into this community.

Hopefully, you will take my advice under consideration and deny the poorly planned development by New Urban West and a business owner that is seeking maximizing profit. San Diego may have a housing shortage but increasing the population within a previously planned community is not an answer. The request to rezone this AR-1-1 land should be denied. If not, the housing should be predominantly single family residents with less than 20% of the current units planned to fit within our exiting community.



Thank you for consideration,

Brent Cottom,

Concerned homeowner in Carmel Mountain Ranch

Carey Fernandes

From: Doug Crow <drc2700@yahoo.com>
Sent: Tuesday, April 7, 2020 5:25 PM
To: DSD EAS
Subject: [EXTERNAL] Subject: Project 652519 - Trails At Carmel Mountain Ranch

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Attn: E. Shearer-Nuguyen

My wife, Linda and I strongly object to the subject project to convert the open space that was our golf course to a huge apartment complex of 1,200 units.

Please consider our specific objections to this project when making your decision:

(1) Keep the planned community of Carmel Mountain Ranch the same as it was developed over 30 years ago. My wife and I bought our first home in Carmel Mountain Ranch in November, 1992, and currently live in Collage.
(2) The addition of 1,200 units will dramatically increase an already negatively stressed transportation capacity. The significant increase in vehicle traffic will create a hazard for pedestrians, children safety while walking to schools, commercial and retail parking capacity, and all support facilities.
(3) The significant increase in residency will have a negative impact on all residents health and safety.
(4) Evacuation of current and proposed residents of Carmel Mountain Ranch during a future fire or earthquake will be seriously impacted and many deaths may occur as did in the Cedar Fire.

Thank you very much for your time and consideration of our email. Please reject the proposed project #652519 and deny NUW-CMR LLC and PACS Enterprise LLC attempt to literally destroy
our master planned community.

Sincerely yours,
Douglas R. Crow and Linda L. Crow
11986 Tivoli Park Row
Unit 3
San Diego, CA 92128

Sent from Mail for Windows 10

Carey Fernandes

From: Ron Cruger <52.rcwriter@gmail.com>
Sent: Friday, April 10, 2020 2:48 PM
To: DSD EAS
Subject: [EXTERNAL] Beauty of the Land

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Aloha,
One of the powerful reasons I decided to move to Heritage Hill was because of sheer beauty of the area's natural surroundings crowned by the eighteen hole golf course. One walk-through and I knew that the Heritage Hill area and the Carmel Mountain Golf Course would be my home for the rest of my days.
I moved to Heritage Hill in 2000 and I've spent every day and night since 2000 enjoying the beauty and wide vistas of the area situated around the beautiful golf course and its lush fairways.
Now I hear that investors want to destroy the idyllic appearance of the area by erecting apartments and condominiums and their accompanying parking areas and increased traffic.
I'm sure that the vast majority, if not everyone, living in the Heritage Hill area would cast a negative vote to the proposal of erecting what would be a blight on this idyllic area.
I am hopeful that more sensitive minds will rise and permit this beautiful area to remain a product of nature and a showpiece of what thoughtful city planning can produce.

Sincerely,

Ron and Marilyn Cruger
12233 Cornwallis Square
San Diego, California 92128

e-mail 52.rcwriter@gmail.coom

Carey Fernandes

From: Patricia Daum <p.daum@icloud.com>
Sent: Monday, April 13, 2020 1:54 PM
To: DSD EAS
Subject: [EXTERNAL] Project Name --The Trails at Carmel Mountain Ranch/652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

Attn: E. Shearer-Nyguen, City of San Diego Development Services Dept.

Dear Ms. Shearer-Nyguyen,

As a resident of Carmel Mountain Ranch since 1989, a member of CMR United, and a concerned citizen I would like to address the areas that your department will be reviewing.

Carmel Mountain Ranch was planned as a densely populated suburban community. Our homes are situated close together with tiny backyards. The schools and businesses were planned to provide for the number of people that would be living here. The parking spaces for our businesses are maxed out providing for the current residents. The golf course offered a NARROW, winding, green space throughout the community. I live on the golf course and I can clearly see my neighbors in the condos across from my house.

New Urban West's plan to build 1200 multi-family units creates severe negative impacts on the community. They are not building any detached homes and the vast majority will be rental units. In addition, 50 multi-family units are planned to be built at the city owned Park and Ride on Rancho Carmel Drive.

That would increase our planned community's population by 25%!

The transportation impact analysis stated that daily trips would increase to an additional 8,000 car trips per day!

In addition, 1500 units are being built directly across the highway on Carmel Mountain Road. These residents will be utilizing our businesses as well. I can't imagine where anyone will be able to park.

This is a suburban community and everyone living here will need a car. The transit center is actually in Sabre Springs and not walkable for most people in our hilly community. In addition, the shopping is not near the transit center. There are no buses running throughout Carmel Mountain Ranch from the transit center.

I-15 freeway and state route 56 are impacted during rush hours.

Fires are an ever present danger from the hills surrounding the community. Our lives and homes have been threatened by 6 fires since 2003!
I fear that we will be grid-locked and unable to evacuate during a crisis.

The schools and fire station will also need to increase capacity. My daughter is a 4th grade teacher in our school district (Poway). She has 33 students in her class, the maximum amount allowed. Many of these children have learning challenges and she does not have an aide to assist her.

I believe there are solutions to the need for more housing. Retail stores are closing due to more online shopping in our community and everywhere in the county. Multi-family or mixed use development would fit seamlessly into these spaces.

Thank you for your consideration,

Patricia Daum
13755 Royal Melbourne Square, San Diego 92128

Carey Fernandes

From: Andrea Dean <teamdeansandiego@msn.com>
Sent: Friday, April 10, 2020 8:10 AM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch
Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

To Whom It May Concern:

I am a 26 year resident in the Carmel Mountain Ranch/Sabre Springs area and I absolutely do not support the proposed changes to the General Plan Amendment.

We have many concerns in all the areas that your department will be reviewing. This correspondence will outline the most significant impacts, Transportation/Circulation, Fire Safety, Public Services and Facilities, Visual Effect, and Neighborhood Character.

The creation of 1,200 new multi-family units will create severe negative impacts on the community.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.

The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, Target, and Home Depot.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets, as evidenced by driving through any night. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive.

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25% more people without adding more road capacity to get people out in an emergency?

During the Coco fires in 2014, thousands of cars were at a standstill for two hours. That fire narrowly missed Carmel Mountain Ranch. Imagine the nightmare scenario if another 1,200 units are approved. Most of the new townhomes and apartments are planned to have one road in and another out. During a fire those people would be on already jammed streets. It is a reason why I will never consider living in an area that does not provide quick access out—such as StoneBridge or San Elijo.

Fires in San Diego are not an if, but a when. Please plan responsibly.

The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.

Finally, we have concerns about the inconsistency of the new units. Our community is a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments. The inconsistency is staggering.

The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the hillsides and then fill in the lower section of the grading to create a level pad.!! That type of construction again is inconsistent with our current visual amenities. Any new building should be designed to seamlessly fit into neighborhoods.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable. It seems to be such a waste of a good plan!

Finally, this is our home, and has been to many of the families I know. I KNOW my neighbors, and my kids classmates' families. If you moved 25% more people into your home –you would feel a little more crowed, and a little less friendly. I don't want to leave my friends, but you are pushing us to deal with something we chose to live in and love 26 years ago. It is why we purchased here. It is why we planned, 26 years ago, to stay here until we were too old to not be able to – something we still have 30 years to reach. Why do you think it is OK to destroy all of our plans, wishes, dreams, families? Not everything is about money!

Most sincerely,

Andrea and Alan Dean

Be kind, for everyone you meet is fighting a harder battle. Plato

DELANO & DELANO

April 6, 2020

VIA E-MAIL

Jeffrey Peterson, Development Project Manager
City of San Diego
Development Services Department
1222 First Ave.
San Diego, CA 92101

Re: Trails at Carmel Mountain Ranch (Project No. 652519): Notice of Preparation

Dear City of San Diego:

This letter is submitted on behalf of Carmel Mountain Ranch Community Residential Association in connection with the proposed 164.5-acre, 1,200 multi-family residential unit Trails at Carmel Mountain Ranch ("Project") and associated proposed amendments to the City of San Diego ("City") General Plan and Carmel Mountain Ranch Community Plan ("Community Plan"). The EIR should address the following issues:

- The scope of the Project;
- All phases of Project development, including related developments in the area;
- Air quality impacts, including short-term construction impacts related to construction-related trips, dust, project phasing, and long-term operational impacts;
- Biological resource impacts, including impacts to any sensitive biological resources, wildlife, habitat, or environmentally sensitive lands;
- The Project's consistency with, among other things, the General Plan's Conservation Element and the Community Plan's Community Environment, Conservation & Design Element;
- Construction traffic impacts, including impacts associated with slow-moving and heavy equipment;
- Energy impacts, including impacts related to estimated energy use and reduction of inefficient, wasteful, or unnecessary energy consumption;
- Geologic impacts, including impacts related to soil and geologic conditions associated with the Project;
- Hydrology impacts, including impacts related to drainage conditions of the Site;
- Land use impacts, including existing General Plan and Community Plan requirements and existing uses in the surrounding area;

EVERETT L. DELANO III
Admitted in California and Colorado

M. DARE DELANO
Admitted in California and New York

TYLER T. HEE
Admitted in California and Hawaii

Office: (760) 741-1200
www.delanoanddelano.com
104 W. Grand Avenue, Suite A • Escondido, CA 92025

- The Project's consistency with the applicable land use plans including, the General Plan and Community Plan;
- Community character impacts, including existing and surrounding landforms and uses;
- The Project's consistency with, among other things, community character and/or community theme provisions of the General Plan's Urban Design Element and the Community Plan's Community Environment, Conservation and Design Element;
- Traffic impacts, including impacts associated with inducing travel;
- The Project's consistency with, among other things, the General Plan's Mobility Element and the Community Plan's Transportation Element;
- Noise impacts, including construction-related noise;
- Noise impacts to surrounding uses, including nearby neighborhoods, parks and habitat uses, and impacts associated with destruction of on-site vegetation;
- The Project's consistency with, among other things, the General Plan's Noise Element and Community Plan provisions concerning noise attenuation;
- Light impacts to surrounding uses, including nearby neighborhoods, parks and habitat uses;
- Public services and facilities impact, including impacts to police, fire-rescue, libraries, and school services, and parks and recreations facilities;
- Public utilities impact, including impacts associated with increased waste management needs;
- The Project's consistency with, among other things, the General Plan's Public Facilities, Services & Safety Element and Recreation Element and the Community Plan's Public Facilities and Services Element, School Element, and Parks and Open Space Element;
- Toxics and human health impacts, including impacts associated with construction and airborne contamination during construction and impacts associated with exiting soil and water contamination;
- Water quality impacts, including impacts associated with existing on-site and groundwater contamination;
- Water supply impacts;
- Historical and cultural resource impacts, including impacts to archaeological resources and tribal cultural resources;
- The Project's consistency with, among other things, the General Plan's Historic Preservation Element and the Community Plan's Cultural Resources Element;
- Cumulative impacts;
- Climate Change impacts, including the Project's consistency with the City's Climate Action Plan;
- Adequate and verifiable mitigation for Project impacts;

- Consideration of mitigation that includes open space protection in and around the Project site; and
- An adequate range of alternatives, including an alternative that protects biological resources, reduces traffic impacts and related air quality and climate change impacts and a "no project" alternative that is consistent with existing uses and existing conditions in the Project vicinity.

Please contact me if you have questions or need additional information. Additionally, please ensure I am provided a copy of the draft EIR and any notice regarding the Project. Thank you for your consideration of the above.

Sincerely,

Everett DeLano

Tyrone & Jennifer Dill
13698 Fontanelle Place
San Diego, CA 92128
858-676-0401
jenwdill@gmail.com

April 8, 2020

E. Shearer-Nguyen
City of San Diego Development Services Department

Subject: Objection to the Trails at Carmel Mountain Ranch/652519, Carmel Mountain Ranch Council District 5, Environmental Impact Report

We have watched the development of Carmel Mountain Ranch from the very beginning and dreamed of living here. In the fall of 1997, we were blessed to close on a new home in what was "marketed as" the LAST NEW HOUSING DEVELOPMENT in the master-planned community of Carmel Mountain Ranch (The Bluffs Development in Carmel Heights). Since then, a new townhouse community appeared and now we are broadsided by the Trails Project that boasts another 1,200 units here. **We adamantly oppose this project along with the extra traffic and cramped "concrete community" look that it brings**. Please take into consideration other options for this valuable property in the midst of our community.

Unfortunately, we understand the tragic demise of golf courses in our drought-stricken area. However, the compromise of our "scenic community" as it transforms into an urban fiasco, is not acceptable. The amount of overflow street parking on Shoal Creek Drive north of Ted Williams Parkway is outrageous as it is. Adding more than 1,200 units with NO ADDITIONAL parking and LIMITED room for open walkway space will completely compromise the beautiful community that we have come to love, live in, and regularly walk through.

Safety during the fire seasons is a big concern for us also. We lived through two major fires that touched close to home and recall the traffic fiasco when trying to safely evacuate. How could the City possibly consider adding additional clutter and traffic to this area?

Finally, one of the reasons that the golf course had to close was due to the cost of irrigation. We are supposed to actively conserve water. The construction of 1,200 new units will result in an increase of daily water use by of a minimum of 2,400 people (based on an estimate of at least two dwellers in each unit). How are we conserving water by adding more consumers to partake of our precious resource and potentially sacrificing our current water quality and pipeline pressure in Carmel Mountain Ranch?

Thanks in advance for your consideration,

Tyrone & Jennifer Dill

Carey Fernandes

From: Holly Vo Dioso <holly.h.vo@gmail.com>
Sent: Sunday, April 5, 2020 7:08 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom It May Concern:

We are property owners in Carmel Mountain Ranch. I am writing to voice my objection against Project 652519 proposal to build 1200 multi-family units in our community.

We purchased our home in 2010 and fell in love with the community layout and open space. Our community is comprised mostly of single family homes with a few condos, town homes and apartments. The apartments are strategically located across from retail spaces and on busy streets, mostly away from the single family homes. The project's plan is to build these multi-family units in between single family homes. These units will be taller and tighter together than our existing homes. Our community is at full capacity which was the original master plan and reason for the agricultural zoning.

We live on Lewiston Street, a street down from the club house. When the golf course was operating, there were multiple cars parked along the side streets and down our street, despite the club house having it's own parking lot. I foresee the parking situation worsen if multiple units are built where the club house is located.

During this coronavirus stay at home order, we are fortunate to have the space needed to go on walks while practicing social distancing. If our space is further developed with these multi-family units, it will make it difficult to avoid others. The grocery stores and Costco have lines circling the building with residents trying to stock up on essential items. Adding more residents to a fully developed community will drain the available resources we have in place.

Currently, there is a lot of traffic on Ted Williams Dr. to get onto the 15 highway. Also, more houses are being built on the 56 highway which merges onto the 15. Increasing the number of cars to our community will worsen the traffic and add pollution.

Please highly consider not approving Project 652519.

Thank you for your time.
Holly & Jericho Dioso

Carey Fernandes

From: John Donnelly <jwd1950@gmail.com>
Sent: Sunday, April 12, 2020 11:15 PM
To: DSD EAS
Subject: [EXTERNAL] Re: Trails at Carmel Mountain Ranch / 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Continuing previous message. Sent before I finished.

Greetings Mrs. Shearer-Nguyen,

I am writing to you today to voice my opposition to the proposed Trails at Carmel Mountain Ranch project.

My wife and I are original owners of a Waterfield Laurels home purchased in August 1986 in Carmel Mountain Ranch. Our backyard overlooks a hole on what was the golf course. One of the primary reasons we purchased our home was because of the community's MASTER PLAN approved by the City of San Diego. This master plan ADDED VALUE to all homes in the community and it provides some guarantee to the consistent quality of living. This is something we PAID FOR when we purchased our.home.

We live in what was the first neighborhood to be developed here. At that time the closest grocery store options were in downtown RB or in Poway. By the time the development was "built out" we had a couple of shopping centers with Ralph's and Trader Joe's. The parking lots in these shopping centers are completely full at peak times. The recreation center parking lot is completely full when rec center events are held. Traffic at the intersection of Rancho Carmel and Carmel Mountain Road is heavily congested at peak hours sometime requiring multiple light cycles to make it through.

I'm sure that Presley, the original developer of Carmel Mountain Ranch, planned for maximum use of all available space and allocated infrastructure to match that maximum use. Adding adding additional homes as proposed by New Urban West will strain those resources.

Finally, changing the zoning for the golf course property from A1 will violate property owners trust in the City. I believe changing the zoning should be illegal.

John Donnelly
14004 Chicarita Creek Rd
San Diego, 92128
858-335-2845

On Sun, Apr 12, 2020 at 10:41 PM John Donnelly <jwd1950@gmail.com> wrote:

> Greetings Mrs. Shearer-Nguyen,
>
> I am writing to you today to voice my opposition to the proposed Trails at Carmel Mountain Ranch project.
>
> My wife and I are original owners of a Waterfield Laurels home purchased in August 1986. Our backyard overlooks a hole on what was the golf course. One of the primary reasons we purchased our home was because of the community's MASTER PLAN

Carey Fernandes

From: Jodie Dougan <jdougan@sbcglobal.net>
Sent: Sunday, April 12, 2020 7:01 PM
To: DSD EAS
Subject: [EXTERNAL] "Trails at Carmel Mountain Ranch / 652519"

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Mrs. Shearer-Nguyen,

The zoning of the area surrounding our home was key to our decision to buy. The community was developed around the golf course not built up into it.

The proprietor of the golf course not only took tax payer money to stay open but ran the course non efficiently in terms of water use. There were a number of times when sprinkler systems were leaking and it took weeks to fix. It would lie interesting to see a 10 year month to month average of water use. I'm sure there is a trend towards more use and waste. (this mismanagement perhaps was used to support his rising water cost claims).

From the moment he purchased this land his intent was clear.(condo's were built on the driving range) Perhaps the residents who have already been subject to this previous development deserve a break from more as the new plans purposed are also centred here.

Why should home owners and taxpayers be left holding the bag? If he wants out, he should be forced to consider all offers including the community's and not be allowed to initiate a relationship with a land developer who undoubtedly will be back for more.

The golf course area is huge and the density of their design is ridiculously packed into a small area. The design undoubtedly purposed is to minimise cost and maximise profit not with residents in mind.

As a home owner on the golf course which will now be directly affected for the second time because of development in my backyard. Im sure a better plan less infringing on current residents could be crafted.

If a sale of land is to occur it should perhaps be done transparent and public with the community included as an interested party for the lands final ownership.

It does not seem fair that hundreds of taxpayers are not allowed some say in the outcome of a failed business recently propped up by tax payer money.

thank you for your time,
a concerned home owner

Carey Fernandes

From: Dave Downing <dave.r.downing@gmail.com>
Sent: Thursday, April 2, 2020 3:57 PM
To: DSD EAS
Cc: David Downing
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom It May Concern:

I'm writing to express my **strong opposition** to the proposed project referred to as “Trails at Carmel Mountain Ranch“, Project Number 652519, as submitted by NUW-CMR LLC (Developer) and PACS Enterprises LLC (Property Owner) to the City of San Diego Planning Department and Development Services Department.

There are many compelling reasons to oppose this project, including:

- A significant increase of automobile traffic on already crowded streets. If there is a community emergency, such as wildfire, gridlock could create the potential for human disaster similar to the events of the Paradise fire where escaping residents had to flee their cars on foot, only to be trapped by the flames.
- Street parking is currently difficult to find. This project's dense footprint, and lack of parking spots per resident, will further stress the availability of street parking to the saturation point.
- Schools in the district are already at capacity, and there is no plan (or space in the community) to build more. Adding seats to existing classrooms will continue to erode the quality of education.
- Increase in all forms of pollution (air, water, and noise) will further impact the community's residents quality of life. We already live in close proximity to interstate 15 and highway 56 - additional traffic will only exacerbate our existing pollution problems.
- Over-crowding of access to essential services, particularly grocery shopping. The local Sprouts, Ralphs and Costco parking lots are already full most days of the week, with long lines to checkout inside.
- Increasing the community's population density will undoubtably introduce more crime. We currently have a safe place to live, and would like to keep it that way.

The list above is not exhaustive, but I feel it represents the most critical aspects of my opposition. I believe it also "bails out" a failed business owner who mismanaged the golf course into backruptcy, and now wants to flip the parcels for financial gain. This is a dangerous precedent that should not be set for any community!

Mostly, the project will destroy Carmel Mountain Ranch's 30 years of delicate balance as a master planned community in an urban environment.

As a resident of Carmel Mountain ranch since 2003, I urge you to **reject** project pumber 652519, and **deny** NUW-CMR LLC's and PACS Enterprises LLC's plan to ruin our beautiful community.

Thank you for your time and consideration.

Sincerely,
David R Downing

Carey Fernandes

From: Patty Estorga <pattyestor@sbcglobal.net>
Sent: Thursday, April 9, 2020 5:37 PM
To: DSD EAS
Subject: [EXTERNAL] Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch
Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen
To Whom It May Concern:
I am a concerned citizen of Carmel Mountain Ranch. I strongly oppose the proposed changes to the General Plan Amendment.
We have many concerns in all the areas that your department will be reviewing. This correspondence will outline the most significant impacts, Transportation/Circulation, Fire Safety, Public Services and Facilities, Visual Effect, and Neighborhood Character.
The creation of 1,200 new multi-family units will create severe negative impacts on the community.
The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets. The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home Depot.
Further, Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive.
Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

Please, consider the concerns of the citizen of my community.

Sincerely,
Maria Patricia Estorga

Sent from my iPhone

Carey Fernandes

From: evlynf@juno.com
Sent: Thursday, April 9, 2020 1:08 PM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch
Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

To Whom It May Concern:

I am a long time resident of Carmel Mountain Ranch.

I and residents in our community have many concerns in all the areas that your department will be reviewing. This correspondence will outline the most significant impacts, Transportation/Circulation, Fire Safety, Public Services and Facilities, Visual Effect, and Neighborhood Character.

The creation of 1,200 new multi-family units will create severe negative impacts on the community.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.

The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home Depot.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive.

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.
The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25% more people without adding more road capacity to get people out in an emergency?
During the Coco fires in 2014, thousands of cars were at a standstill for two hours. That fire narrowly missed Carmel Mountain Ranch. Imagine the nightmare scenario if another 1,200 units are approved. Most of the new townhomes and apartments are planned to have one road in and another out. During a fire those people would be on already jammed streets.

Fires in San Diego are not an if, but a when. Please plan responsibly.
The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.
Finally, we have concerns about the inconsistency of the new units. Our community is a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments. The inconsistency is staggering.
The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the hillsides and then fill in the lower section of the grading to create a level pad.!! That type of construction again is inconsistent with our current visual amenities. Any new building should be designed to seamlessly fit into neighborhoods.
The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable. It seems to be such a waste of a good plan!

Carey Fernandes

From: San.rr.com <cfalchetti@san.rr.com>
Sent: Thursday, March 5, 2020 1:37 PM
To: DSD EAS
Subject: Project Name- Trails at Carmel Mountain Ranch / 652519

I am a single family house homeowner at 14343 Seabridge lane on the first hole of the Carmel Mountain Ranch golf course. I am writing to address my concerns related to the NEW URBAN WEST PROPOSAL to place numerous 3 & 4 story apartments in the immediate proximity of our 2 story home backyards. At present the proposal indicates 3&4 story apartments within 50 feet of our backyard house walls with 24 hour street access immediately adjacent to our backyard property lines. It is obvious that this would violate any common sense noise & privacy issues and severely degrade the quality of life & value of the homes. I do not know of any approved home construction where a public access street is directly against a backyard & a 3/4 story series of apartments with outside terraces would be allowed within 50 feet of the back outside wall of the house towering over our backyard living area. I must conclude that my house would be unlivable under the present proposal. In addition, our Carmel Mountain Ranch community is already fully built out with increasing congestion from the poorly planned overdevelopment in our adjacent neighborhoods such as Rancho penasquitos. In the last major fire incident in 20007, it took us 75 minutes to get out of the fire hazard area. No significant infrastructure improvements have been made since then, despite the rampant development taking place in our proximity.

Carmel Mountain Ranch is a completely built out master planned community of mixed single family homes & apartments with our only open space being the AR-1 closed golf course. This plan was approved 7 to 0 in the mid 1980's with the only approved development allowed on the AR-1 space being widely spaced single family homes. Anything else was and still is incompatible with our community.

So I urge the environmental review process to completely reject the new urban west proposal based on noise, Visual Effect and Neighborhood Character, & wildfire considerations & not be influenced by developer greed & $.

Charles R. Falchetti
Cfalchetti@san.rr.com

Carey Fernandes

From: San.rr.com <cfalchetti@san.rr.com>
Sent: Thursday, March 5, 2020 12:43 PM
To: DSD EAS
Subject: Project Name- Trails at Carmel Mountain Ranch / 652519

I am a single family house homeowner at 14343 Seabridge lane on the first hole of the Carmel Mountain Ranch golf course. I am writing to address my concerns related to the NEW URBAN WEST PROPOSAL to place numerous 3 & 4 story apartments in the immediate proximity of our 2 story home backyards. At present the proposal indicates 3&4 story apartments within 50 feet of our backyard house walls with 24 hour street construction immediately adjacent to our backyard property lines.

Charles R. Falchetti
Cfalchetti@san.rr.com

Carey Fernandes

From: San.rr.com <cfalchetti@san.rr.com>
Sent: Sunday, April 19, 2020 4:21 PM
To: DSD EAS; Peterson, Jeff
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

The CMR community was just able,on 16 April,to access the NUW Design guidelines & development plan via an email from NUW. Previous requests to access this information from the city were not responded to, besides accessing our closed library, to see the design details. So l assume comments timeline for the EIR will be extended now that the information required is now available.

I previously have commented to the EIR based on NUW presentations at our community meetings. I noted the impacts to our built out master planned community related to traffic, noise, schools, etc. as I am sure many others have. My additional comments relate to the details I am now able to review specific to Unit 1 where I have had a single family home since 1996 adjacent to the golf course.

DESIGN GUIDELINES
Pg 15, 1B & 2A"all trails publicly accessible" How will access to these trails be controlled to minimize noise & provide privacy to our backyards & living spaces? The golf cart paths were on private property & only accessible from 8am to sunset. Since the trails are to use existing golf cart paths, it appears that their uncontrolled public use would violate our HOA rules as well as creating unacceptable noise & privacy issues. These trails would be right against my property line with no 50 foot buffer.

2B "preserves 67% of golf course as open space" For Unit 1, open space would go from 100% to less than 10%. NUW stated at a community meeting that the undeveloped areas of the golf course under their present plan might be developed in the future. So, CMR will lose a significant amount of its existing open space in the present proposal & probably more in the future. At present, we are underserved as to city open space guidelines.

2C "50' set back buffer zone between property line of existing homes & new development ". This is grossly misleading when one reads the fine print in the rest of the proposal. In other sections it states that up to 35% of the buffer zone could be used for parking, streets, etc. NUW use of development appears to only mean the actual building & not the associated infrastructure. The true buffering appears to be 15'. Who would plan a backyard within 15' of public parking, roads,trails, & dumpsters? This is obviously unacceptable.

3A "allowed in 50' buffer zone - carports,porches, lighting,refuse, etc." Obviously, the 50' buffer terminology is misleading. This is clearly unacceptable & would seriously compromise the livability of the single family homes.

Table 1 "zoning waivers & deviations ". Numerous deviations for RM1-1& AR1-1 zoning to eliminate normal setback requirements imposed by the city for our communities. These deviatins would destroy the livability of our single family homes.

3D None of the illustrations shown for the proposed developments include the existing single family homes which is intentionally misleading. Why doesn't NUW Include some illustrations of their proposed development with the present single family homes included. The answer is the obvious incompatibility of their proposal with the existing CMR COMMUNITY.

3F 15. “Circulation elements, such as drive aisles, driveways, parking areas, paths and trails may encroach into the buffer area for a maximum of 35% of the gross buffer lot area of each unit.
16. A minimum 15-foot landscaped area (trees, shrubs and groundcover) should be provided at the exterior perimeter of the 50-foot buffer along existing residences that abut the new development (see figure 11).”
This is the fine print that documents the fact of the 50’ buffer zone being grossly misleading. It appears that a 15’ buffer zone is more accurate. The noise & lack of privacy at all hours makes this plan completely incompatible with the existing community housing & regulations.

Illustrations 11 & 12 Does not show parking, refuse, trails, roads that can encroach on buffer zone & is intentionally misleading.

54.”Lighting in parking areas shall
be arranged to prevent direct glare into adjacent dwelling units and onto neighboring uses/ properties.” It appears that there will be nighttime lighting within 15 feet of our backyards which will impact lights coming into our bedroom windows. Another unacceptable degradation of our community quality of life.

Pg 27. “Discovery play areas” How does NUW propose to limit & address noise issues with these publicly accessible play areas adjacent to the existing single family homes or will it become a city problem after construction? Another example of how the NUW proposal is completely unacceptable & incompatible with our CMR community & must be completely rejected. The city must preserve the existing MASTER PLAN.

DRAFT DEVELOPMENT PLAN

I had trouble interpreting the blueprint type drawings in this plan but I will make the following observations:
None of the drawings appear to show the footprints of the planned dwellings, nor roads, other infrastructure, or encroachments into the 50’ buffer zones. Therefore I cannot imagine how anyone could accurately address the environmental impact & mitigation that the NUW proposal would have on the present CMR community, specifically with impact to existing single family home noise, lighting, & other related quality of life issues.

In summary, I am now able, based on the information made available to our community on 16 April,to be more specific of how the NUW proposal would affect the environment of our CMR COMMUNITY. My new comments focus on how the proposal would affect the EIR related to my residence adjacent to the proposed Unit 1 development. It is obvious that NUW has misled the community as noted above & that its proposal is completely incompatible with our existing community quality of life as I outlined in my specific comments. No realistic city planning group would approve inserting this high density development adjacent to our single family homes based on city approved environmental guidelines. The existing mixed housing CMR MASTER PLAN for our built out community must be preserved as is.

Charles R. Falchetti
Cfalchetti@san.rr.com

Carey Fernandes

From: LFalchetti <lisafalchetti@gmail.com>
Sent: Saturday, April 11, 2020 1:57 PM
To: DSD EAS; Peterson, Jeff
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch, New Urban West Proposal/652519 Council District 5, Environmental Impact Report

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

JaPeterson@sandiego.gov, Development Project Manager, DSDEAS@Sandiego.gov

Attn: Shearer-Nguyen,

I have lived in this community for over 23 years as a single family homeowner. I settled upon this area as I reviewed the Carmel Mountain Ranch Master Plan as the built out plan being a mix of single family and apartments with an AR1-1 open space area adjacent to many of the homes.

I have numerous concerns in regard to the New Urban West (NUW) proposal.

The NUW plan does not fit within the current community. It eliminates the existing open adjacent to many of our single family homes. The building plans, height and exterior construction design of 1200 multi unit dwellings are not compatible with the development plan previously approved for the area and do NOT fit into the community. How can a city that needs single family homes, have a perfect site for them put in multi dwelling units that won't add to the community, detract from the plan and reduce the quality, character and value of the area.

For Example:

1. The roads have had no improvements or expansion and there are no plans to do this.

In the fires of 2003, and 2007 it took me 1 hour and 15 minutes to get one mile from my house to Hwy 15. The impact of an additional 1200 units and of homes will put my life and many others in danger. It is not a question of if, but when another fire hits.

The probable maximum loss for insurance in such a development would be 100% as they are not providing the needed separation between structures and homes. Conflagration and fire load would be extreme.

This in itself could cause all home owners in Carmel Mtn difficulty obtaining residential insurance coverage, never mind loss of life and property from poor decisions, fire load and evacuation.

2. The roads in Carmel Mtn will be rated D and or worse and there is no option to improve them now. New lights will not provide impact with the additional traffic flow. This could also be a life hazard as there would be no way to get out in an emergency and general daily use issues are all ready poor.

3. The City has already approved 1500 homes adjacent to Carmel Mountain in Rancho Penesquitos. Sharing the same roads, shopping center, and restaurants. I may add that these stores are at a maximum capacity now and many times there are not even parking spots currently available and that's without the additional 1200 units proposed, and 1500 approved within 1 .5 miles.

4. School Impact—The Proposed NUW development Proposal offers $4 Million dollars to the school district which is insufficient to address the impact to our schools. That is a drop in the bucket compared to the dollar amount for this development. The elementary schools are at capacity with no plans of expansion or new facility, minor improvements only are planned. This would have the schools classes overpacked with 40+ kids per class. The teachers are at a maximum now. It would degrade the value of our school system and quality of our children's education.

5. Water is an issue in all of S CA. We have already had water restrictions, many rate hikes and drought. Commercial properties such as the NUW multi family dwellings do not currently have water restrictions. This means their consumption will be higher than residential and reduce the critical amounts of water available for all.

6. The current noise and exhaust from highway 15, Highway 56diminishes our air quality. Additional multi dwelling units, roadways, car alarms and no separation from the homes adjacent to our existing current space will add to the current noise and exhaust issues.

I do not mind development and don't think the majority of Carmel Mtn residents do if the right choices for the community were proposed. Currently we have poor means of egress, high fire hazard, overpacked stores, highway noise and exhaust. The NUW proposal exasperates these issues.

There are no road proposals, no separation, no school improvements, and construction design that does not fit with in the community design.

The original CMR master plan approved by the San Diego Planning Commission by a vote of 7-0, was a sound approach to a balanced and livable community and should not be ignored by the NUW high density housing proposal to urbanize this community and degrade the quality of life for all.

Sent from my iPhone

Carey Fernandes

From: Mandana King <mandana.fallah@yahoo.com>
Sent: Tuesday, March 31, 2020 5:27 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom It May Concern,

The proposal by New Urban West to build 1,200 to 1,600 new multi-family units on this property will create severe negative impacts on the community.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.

The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home Depot.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive. It's not uncommon to see broken glass on the street from all the cars that were burglarized the previous night. I'm sure much of this goes unreported as the San Diego Police seem to concentrate their forces in the south county. Adding 1,200 to 1,600 multi-family units will only increase the crime targets and require additional police resources to be allocated here.

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. AAA and other insurance companies are already informing some residents that fire insurance might not be offered due to the danger. The New Urban West proposal leaves the least accessible and fire prone land undeveloped and untended, adding to the fire danger. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.
5-The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25% more people without adding more road capacity to get people out in an emergency?

During the Coco fires in 2014, thousands of cars were at a standstill for two hours. That fire narrowly missed Carmel Mountain Ranch. Imagine the nightmare scenario if another 1,200 units are approved. Most of the new townhomes and apartments are planned to have one road in and another out. During a fire those people would be on already jammed streets.

Fires in San Diego are not an if, but a when. Please plan responsibly.

The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.

Finally, we have concerns about the inconsistency of the new units. Our community is already a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments. The contrast in

architectural themes would have a grossly negative impact on anyone coming into the neighborhood. The inconsistency is staggering.

The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the hillsides and then fill in the lower section of the grading to create a level pad.!! That type of construction again is inconsistent with our current visual amenities. Building on terraced pads over fill also exposes a risk of liquefaction during an earthquake. Buildings higher than 2 stories are especially susceptible to failure during an earthquake when built that way. Any new building should be designed to seamlessly fit into neighborhoods.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable. It seems to be such a waste of a good plan!

The owner made an investment in a golf course property zoned AR-1-1 within a master planned community. He has the right to sell the property as such, but not at the expense, danger and loss of home values to the residents of the community.

Sincerely,

Mandana Fallah

Carey Fernandes

From: Terry Farris <reno@san.rr.com>
Sent: Thursday, April 2, 2020 12:30 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mtn Ranch-Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom it may concern;
I am an original resident of Carmel Mtn Ranch for 33 years. The loss of the golf course is bad enough but the idea of putting apartments in is ludicrous. The traffic in this area is already so congested that during holiday periods there is literally no parking at any of the shopping areas. To add hundreds of new residents to an area that is already over taxed is not reasonable. Please require this to remain an agricultural zoned property and let the owner find a suitable buyer that will maintain that zoning requirement. To let the owner make huge profits by screwing the rest of the community is just not right.

Terry Farris
858.204.7225
reno@san.rr.com

Carey Fernandes

From: Leesa Fitch <leesa@fitchchildcare.com>
Sent: Saturday, April 11, 2020 7:12 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch/652519. Community- Carmel Mountain Ranch

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

The creation of 1,200 new multi-family units will create negative impacts on the community. All the new residents would be utilizing the same retail shopping areas in Carmel Mountain, where finding a parking place is already a problem. The local traffic would increase considerably. There would be over crowding of the local schools from the 1,200 new units. We need to keep our open space. I opposed the project.
Marcia Fitch
13645 Essence Road
San Diego 92128

Leesa

Sent from my T-Mobile 4G LTE Device

Carey Fernandes

From: Deborah Fontaine <debafont@gmail.com>
Sent: Monday, March 30, 2020 12:21 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch -Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear City Staff and Decision Makers:

FEARS FOR 1200 UNIT DEVELOPMENT IN A **RED FIRE ZONE**…
TRAILS AT CARMEL MTN RANCH/652519

Residents of San Diego look to city leaders to make decisions that are in the best interest of the city and its local communities. Most importantly, we expect leaders to make decisions that will keep people as safe as possible during wildfires. City leaders must be made aware of community concerns in order to make sound decisions. We are writing today to express our fears for the safety of the residents of Carmel Mountain Ranch (CMR) DISTRICT 5 regarding the proposed development of a 1200 unit town home and apartment complex on the former CMR golf course, which partially lies in a RED Fire Zone Unfortunately, wildfires are just a way of life and we don't anticipate that to change. This area was evacuated in 2003 & 2007, and we certainly expect re-occurrences. It was total chaos evacuating during previous fires…It would be nearly impossible with the addition of residents of a 1200-unit complex. We believe it would be totally irresponsible to put an entire community at such great risk. Additionally, our fears are focused on the air quality and odor of such a large development. Our community was deemed fully developed years back with little room to expand, including its roadways. Its focal point, the CMR golf course, allowed for open space protecting our environment and the local wildlife. CMR simply cannot handle a population increase of 25% which is what the Trails development is proposing. In a crisis, without a reasonable escape route, CMR roadways will be simply gridlocked…families will be abandoning their vehicles, with catastrophic results. CMR homeowners are asking leaders to put community safety over the city's push to build fast and furious at any cost.

Compounding the CMR 1200-unit development project is the 1450-unit 41.5-acre Rancho Penasquitos Pacific Villages development which is now under construction and lies less than 3.5 miles away across interstate 15. In an emergency, the residents of this development would also be exiting their community on the same interstate 15 ramps creating unmanageable grid lock with escape nearly impossible.

The business failure of the golf course in 2018 followed by the owner refusing to listen to purchase offers from well-funded qualified residents was disappointing. The owner would not deal with any other option but development of their failed golf course. Please keep in mind that means building on narrow strips of land that were previously fairways. Fairways that provided greenery for us to breath better and home to our local wildlife. The area behind our home on Eastbourne Road is a virtual aviary with falcons, owl, local eagles and

numerous songbirds. The predators keep our rat population in check. Building of any kind, by any developer will kill this natural environmental area.

These development sites (former fairways) are so very narrow, proposing squeezing two 4 story apartment houses so close to current properties, including our own, that we will see each other inside our homes. No other area in CMR has 4 story buildings that encroach so horribly to the current residents. The entrance/exit for these buildings immediately behind our street, housing 60 units each, will dump all its traffic onto our street increasing the traffic flow by 720 daily trips. Stuffing all these people into one very small area leads to huge amounts of traffic congestion, including if there should be a need to evacuate in our high fire danger community. The pollution to our environment, the decline of our air quality, the greenhouse gases and the smothering of vegetation that cleans our air would be huge.

We, as community residents and residents of San Diego, look to you to do the safe and environmentally sound choice of helping maintain our community as it was developed and as we maintained it throughout its existence. Stuffing huge buildings in narrow spaces will harm our residents and kill the environment. Adding 8000 car trips per day and increasing the population by 25% will make it impossible to park and shop at our local Costco, Trader Joes, Ralph's and Home Depot. Our streets are currently too crowded, and any increase will make it totally unsafe.

We respectfully request that you consider the fears of the residents escaping this community during a wildfire and examine the permanent damage it will do to the environment.

Respectfully,
Deborah Fontaine (debafont@gmail.com)
Larry Fontaine (laurence.fontaine@att.net)
11970 Eastbourne Road, San Diego, CA 92128

Carey Fernandes

From: Lily Fulton <fultonlb@hotmail.com>
Sent: Sunday, April 12, 2020 10:14 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519.

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

This communication is to request the San Diego City Council oppose the above referenced Project (proposal by New Urban West to build approximately 1,200 units on the now closed Carmel Mountain Ranch Golf Course).

We purchased our home in Carmel Mountain Ranch in 1991. We purposefully purchased a home in a predominantly single-home community. We invested in this community for the school district, the local shopping and the beautiful neighborhoods built around the open space of a golf course. At the time we purchased in the Waldens subdivision it was to be the last development built in Carmel Mountain Ranch. Over the next few years however, two additional developments were added to the community (Cambridge built on land that once was a driving range and Carmel Summit built on land once designated as dedicated open space). This community has contributed to the housing needs for our beautiful San Diego.

There is already in progress significant building of homes and apartments across the freeway from Carmel Mountain Ranch. Just the addition of those units will negatively impact the already overloaded roads and infrastructure of this area. Also to be factored in is the currently underway and planned developments of the northern corridor and the additional traffic and congestion they encompass.

The Golf Course land is now zoned AR- 5 and should remain so. The proposal by New Urban West to build an additional 1,200 units of three and four story apartment/townhouses in no way benefits the residents of the Carmel Mountain Ranch community. My home is does not back up to Golf Course land. But this proposal with the large structures and their height spread throughout the Golf Course holes in the community will impact the visual effect of and the character of our community. The New Urban West Proposal isn't building on the outskirts of this community. New Urban West isn't building on a large plot of empty land. It is cramming buildings in between rows of single family homes already built to specifications and plans of the Master Plan of Carmel Mountain Ranch. This community will be negatively impacted by the noise, addition of traffic, over-crowded shopping centers and consumer services. As this area has been designated a fire hazard zone, the fire risk and evacuation plans cannot be mitigated. There is no way to add additional roadways to the area. This proposal offers no benefit for the residents of Carmel Mountain Ranch.

How the Golf Course land is utilized within the current zoning should be up to the community of Carmel Mountain Ranch. Keeping the current zoning gives this community the opportunity to do so.

Given the current crisis of COVID-19, please consider a postponement of any zoning changes or building decisions until the time when our city and county are back to normal. So many individuals in our county are dealing with the struggle of day-to-day living. The crisis has caused the cancellation of community meetings and forums. The additional time will give community members the opportunity to fully focus on the issues and to meet with the city council and other decision-making entities.

Otherwise, I highly urge that Project Number 652519 proposal be voted down.

My thanks and appreciation for you time and attention.

Best Regards,
Lily Fulton

Sent from my iPad

Carey Fernandes

From: John Gleason <gleason7@gmail.com>
Sent: Thursday, April 9, 2020 1:13 PM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Carmel Mountain Ranch Redevelopment

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To our friends at the San Diego government,

The creation of 1,200 new multi-family units will create severe negative impacts on the community.
The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.
The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home Depot.
Further, Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive.
Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25% more people without adding more road capacity to get people out in an emergency?

During the Coco fires in 2014, thousands of cars were at a standstill for two hours. That fire narrowly missed Carmel Mountain Ranch. Imagine the nightmare scenario if another 1,200 units are approved. Most of the new townhomes and apartments are planned to have one road in and another out. During a fire those people would be on already jammed streets.

Fires in San Diego are not an if, but a when. Please plan responsibly.

The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.

Finally, we have concerns about the inconsistency of the new units. Our community is a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments. The inconsistency is staggering.

The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the hillsides and then fill in the lower section of the grading to create a level pad.!! That type of construction again is

inconsistent with our current visual amenities. Any new building should be designed to seamlessly fit into neighborhoods.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable. It seems to be such a waste of a good plan!

Sincerely,

John W. Gleason

Christine W. Gleason

13717 Shoal Summit Drive

858-722-8654

Carey Fernandes

From: Larry Goodman <biglar9999@yahoo.com>
Sent: Tuesday, April 7, 2020 2:29 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District - 5, Environmental Impact Report, Attn: E. Shearer-Nguyen
Attachments: Traffic-Unit-Diagrams-2.doc; DJI_0156.jpg; DJI_0158.jpg

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To whom it may concern,

If I had to select one Major Reason for The Trails at Carmel Mountain Ranch-Project Number 652519 for not be approved as is, it would be for Safety. Carmel Mountain Ranch has over 5,000 homes & 12,000 residents The Trails at Carmel Mountain Ranch wants to add 1200 more units with over 3,000 residents into a Master Planned Community that wasn't designed for this kind of density. This density will have a major impact on Safety for the following reasons:

Fire Safety is of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous. The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely?

In Case of an Emergency such as a Natural disaster, earthquake or fire , is it safe to add over 3,000 more people without adding more road capacity to get people out in an emergency? The majority of the proposed 1200 units are clustered in the center of CMR, making it more dense and dangerous if an Emergency happens. (see the attached New Urban West's preliminary hole by hole proposed development charts)The city's roads in Carmel Mountain ranch cannot handle the addition 8,000 plus car trips per day from the proposed 1200 units. If you combine the proposed CMR 1200 units with the 1,500 units across the freeway, you are looking at over 2,700 new units within 2 miles of each other, is this Smart Growth ? ..is this Safe ?

I realize that there's a State mandate about making more affordable housing, but let's get real, is building 1,200 units, so you can offer 120
"Affordable Housing Units" really worth destroying the quality of life for over 12,000 residents in Carmel Mt Ranch ? The big question is how many people who need affordable housing can afford $2,000 a month for a one bedroom ? Our shopping centers are already full, where are these additional 7,000 people from both developments going to go.(See attached photos).Carmel Mountain ranch was zoned AR1-1 because the golf course created open spaces between 5,000 homes. I believe that New Urban West's proposal of putting 1,200 units on our golf course land is Pure Greed …it's not Smart Growth.

I would hope before your committee makes a final decision on whether or not to approve New Urban West's plan to go forward, that your people visit Carmel Mountain Ranch and see for yourself why NUW plan isn't the Smart Growth plan to approve.

40 years ago , the City planners approved Carmel Mt. Ranches Planned Community of 5,000 homes, please don't allow New Urban West Plan to jeopardize the safety & livelihood of our residents.

Yours Truly

Lawrence Goodman
13811 Royal Melbourne Square
San Diego, CA 92128

Carey Fernandes

From: Kathi Goodman <LGoodman@san.rr.com>
Sent: Friday, April 10, 2020 3:19 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 Attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Greetings:

I have lived in the master-planned community of Carmel Mountain Ranch since 1988 when I purchased my home on Royal Melbourne Square. At the time, the marketing slogan stated that CMR is a “place to live, work, and play”. What sounded ideal is now in jeopardy of becoming a crowded and unsafe community. The addition of 1200 units, along with the 1500 units being added directly across the I-15 corridor in Rancho Penasquitos, greatly puts **ALL** of our lives in danger with the very real possibility of wildfire, earthquake, and other emergencies under which an evacuation would become necessary. How will all of the CMR residents be able to safely escape using the already crowded roads? Please recognize the fact that we are located in an area that is classified as high risk for fire. We currently work diligently to keep our yards cleared of brush, our roofs and gutters clean of flammable debris, and take other proactive measures to minimize our fire risk. **Please respect our safety and DO NOT allow this building project to increase the very real risk to our lives**. I want to continue to “live, work, and play” in CMR, rather than “die”!

The original CMR Master Plan allowed for a balanced mix of single-family and multi-family housing. New Urban West’s proposal to add 1200 multi-family units severely and negatively impacts the community’s master plan. The proposed 3 and 4 story multi-family structures will be crammed into narrow fairways which is not consistent with the current design of housing and green space. The proposed ‘50 foot buffer’ is misleading since New Urban West’s plans clearly indicate that this buffer area will also be used for driveways and parking areas for the multi-family units. This will increase noise pollution, sanitation concerns, as well as negatively impact the visual aesthetics of the CMR community.

While some may mistakenly think that only the homeowners living directly on the CMR golf course are impacted by this proposed building project, I am writing out of concern for the **entire** community of Carmel Mountain Ranch. The residents of CMR already compete for a fixed number of schools, teachers, library, roads, fire and police resources, and shopping areas. With no addition to the infrastructure, daily life will be compounded by crowded schools and shopping areas, along with an increase in crime. Do the fire and police departments have the capacity and funding to take on the additional work that will result from putting thousands more people into this confined area?

Let’s work together to find a way to responsibly build more housing units which will not put our lives and safety at risk. Project 652519 is not the way to get there.

To your good health,

Kathleen Goodman
13811 Royal Melbourne Sq
San Diego CA 92128

Carey Fernandes

From: Robert Gravina <rgravina01@evolvlearn.com>
Sent: Tuesday, April 7, 2020 1:07 PM
To: DSD EAS
Cc: Robert Gravina
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To whom it may concern,

I am writing to you regarding the proposed development of the now closed CMR Golf Course. I live in the Royal St. Georges Community and am very concerned about the potential development. As you are most likely aware, the current owners purchased this as a golf course. In addition, this was included in the original plan as part of CMR Open Space allocation. I believe building on Open Space like this, is a very bad precedent to set, especially in the manner that this developer is proposing. When NUW first came to the community, they told us that they were planning mostly single family homes. Now they are only proposing apartments and a few condominiums. The architectural designs DO NOT match the surrounding community. The traffic on the 15 is already getting extremely bad, not to mention the local traffic in the area. It's hard now to get a parking spot at Costco, Oggies, Home depot, my local bank, etc. This will cause a major issue in the event of a natural disaster, where people will be trying to evacuate. Not only will I15 be impacted, but residents will be stuck on all the side streets leading out of the community, Potentially costing lives.. In addition, the density of these plans will add stress in emergencies such as we are currently experiencing, with more people living closer together.

The owners have refused to even meet, or talk to our local representatives. We have a winery that is potentially interested in purchasing the property. The community may be interested in purchasing some of the property as well (see CMR United survey). The owners bought this as a golf course. It is zoned that way. I understand that this is privately owned, but I could certainly not go to the city and ask to change the zoning on my home and build apartments and condos, why should this family be allowed to?

Just the closing of the golf course has cost me between $30-$40K in equity. Putting a four story apartment in front of my home will block the view and further reduce the resale value.

This family knew what they were buying at the time and now is asking the city to change the zoning so they can make hundreds of millions of dollars. Other people bought this property thinking the same thing and had to sell it as a golf course. Why now? I understand the decision to close the golf course, but they should not be allowed to profit at the expense of the entire community. They should be willing to sell the course for what they paid, or a slight profit. This would only be fair. They made a bad business decision. That is not our community's fault.

I strongly oppose this development as do the majority of my community. We all believe this will change our community and quality of life. We don't want our beautiful hometown of San Diego to become an extension of LA. That is effectively what will happen if this plan is allowed to go through.

Also, they are claiming that this is an affordable housing project. They have told us the apartments will start at $2500/month. Affordable for who? Smart development is good. This is just greed.

Thank you for your consideration and that of the Planning Commission.

Sincerely,

Robert J. Gravina

--
Robert J. Gravina
President
Evolution Learning; A Technology Consultancy
rgravina01@evolvlearn.com
858.414.7208

"Risk is the price you pay for opportunity"

Carey Fernandes

From: Kirsten Greer <kirstenla@gmail.com>
Sent: Thursday, April 2, 2020 1:21 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom It May Concern:

I am life-long San Diego resident, and a property owner in the master planned community known as Carmel Mountain Ranch, since 2017.

I strongly oppose the proposed project referred to as "Trails at Carmel Mountain Ranch", Project Number 652519, as submitted by NUW-CMR LLC (Developer) and PACS Enterprises LLC (Property Owner) to the City of San Diego Planning Department and Development Services Department).

Please consider my following reasons for "not supporting" this proposed project:

- **Visual Effect and Neighborhood Character** - CMR is a master planned community built around open space, green space and parkland - destroying the open space of the former golf course and adding 1200 apartment buildings and townhouses to our community will drastically change our neighborhoods character. This community was planned as a majority single family home community which was one of the main reasons we purchased property here.
- **Traffic**- The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets. I witness how congested the streets are already as I drive two kids to two different schools every morning and sit in large traffic jams on the existing roads.
- **Greenhouse Gas Emissions** - as mentioned above, adding 8,000 car trips per day into our community is not acceptable. This increased pollution will increase exhaust fumes and overall greenhouse emissions into our CMR community.
- **Fire Safety** – Fire safety is also of paramount concern. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone and many of the surrounding areas are also in this zone. My family and I lived through the 2003 and 2007 fires in San Diego and saw first-hand how fires can rip through suburban neighborhoods at fast speeds. Adding thousands of new residents without any new fire exit routes is a dangerous proposition.

Thank you,

Kirsten Greer

Carey Fernandes

From: Jonathan Greer <greer.jonathan@gmail.com>
Sent: Thursday, April 2, 2020 11:38 AM
To: DSD EAS
Subject: [EXTERNAL] Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom It May Concern:

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.

Fire Safety is of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

Thank you,
Jonathan Greer

Carey Fernandes

From: Bob Grimes <bob082143@yahoo.com>
Sent: Wednesday, April 1, 2020 10:42 AM
To: DSD EAS
Subject: [EXTERNAL] Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hello E. Shearer-Nguyen,

My name is Bob Grimes. I've been a resident at the master planned community known as Carmel Mountain Ranch since 2004.

I strongly oppose the proposed project referred to as “Trails at Carmel Mountain Ranch“, Project Number 652519, as submitted by NUW-CMR LLC (Developer) and PACS Enterprises LLC (Property Owner) to the City of San Diego Planning Department and Development Services Department).

Please consider my reasons for “not supporting” this proposed project 652519, my concerns/issues as follows:

- Land Use - Existing CMR golf course was closed due to property owners mismanagement of its operation funds, property owner uses an increase price of water as an excuse for closing golf course, property owner had no business contingency plan, property owner seeks to flip property parcels land use for financial gain, the City should not be allowed to bail out a failed business at community tax payers expense, changing land use, changing current zoning by allowing the building of more than 1200 units on less than 164 acres is unacceptable to our CMR master planned community. Increased density, change zoning will negatively impact our neighborhood. Keep our community plan and city general plan as-is, do not allow this failed businessman to destroy our lovely community.

- Visual Effect and Neighborhood Character - CMR is a master planned community built around open space, green space and parkland designated as golf course, destroying this golf course and adding 1200 apartment buildings and townhouses to our community will drastically change our neighborhoods character, our community was planned as a single family community. CMR already has sufficient number of apartments, condos and townhouses. We don’t need additional rental property built in CMR. Senior citizen have affordable housing, this already exists in CMR. Increasing density and changing zoning will negatively impact our neighborhood character.

- Transportation/Circulation - currently apartment houses do not provide sufficient number of parking spaces for occupants, current overflow parking has overflowed onto community side streets and commercial parking lots. Current transportation/circulation is already very dense, specially during school and work commuting hours, Shoal Creek and Ted Williams Parkway intersection traffic is currently a safety hazard, adding more than 1200 units to

our community will increase circulation to a unsafe level, increasing pedestrian traffic, and increasing 1200 to 2400 cars added to traffic circulation will become a traffic nightmare for pedestrian children safety, work commuters, commercial/retail, schools, recreation center and library.

- Noise - increase car exhaust noise added to our backyards is not a healthy choice for our community, we live in a residential area with limited background noise, adding 1200 to 2400 cars into our community is not acceptable, adding more background noise will increase to an unsafe unhealthy level.

- Air Quality and Odor - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Air quality will diminish and car exhaust odor will increase, both will negatively impact our community health at large.

- Greenhouse Gas Emissions - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Greenhouse Gas Emissions will be worse than they are now as the CMR community is surrounded by Interstate 15, State Road 56 and City owned Carmel Mountain Road, all will increase exhaust fumes emissions into our CMR community.

- Health and Safety - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Health and Safety will be worse than is now, as the community population will increase health and safety of its citizens will also increase, current COVID 19 pandemic is an example of how we need to deal with unplanned emergencies, consider these impacts to our community hospitals and health care facilities with additional 1200 to 2400 citizens requiring health care.

- Wildfire - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. As-is wildfire evacuation plan is not acceptable, We are already in crisis mode if another fire were to occur, increasing 1200 to 2400 cars into our community will make evacuation absolutely impossible. CMR is surrounded by Interstate 15, State Road 56 and City owned Carmel Mountain Road. Traffic will come to a halt. Evacuation difficulty we experienced during 2003 and 2007 wildfires was horrific, adding traffic congestion will place our community in a death trap. How will fire and police be allowed to respond in a safe manner if this proposed project is approved?

Thank you for your time and consideration. We need to keep our community safe!

Please reject proposed project 652519 and deny NUW-CMR LLC and PACS Enterprises LLC attempt to destroy our master planned community that we have called home over the past twenty plus years.

Respectfully yours,

Bob Grimes

Carey Fernandes

From: w x <alohasohu@yahoo.com>
Sent: Sunday, March 29, 2020 4:12 PM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear E. Shearer-Nguyen,

Traffic nightmare for everyone living in and near Carmel Mountain Ranch area will follow if the closed golf course is replaced by thousands of new units.

All the roadways in and around the community have been long established and up-to-its-capacity with no or very limited room to expand. Furthermore, the master-planned roadway system is very interactive. All mark the huge challenges for any traffic redesign. If the closed golf course would eventually lead to significant growth in the number of housing units in this area, this community and its surrounding areas would suffer the traffic nightmare permanently.

As a result, many under-designed intersections without safe sight distances would pop up on our local streets, the through traffic would be stuck in the arterials and collectors (main roads), and ultimately accessing the freeways would be taking much longer time. In addition, this very visible traffic increase would be significantly negatively impacting our nearby freeways and their interchanges, which happen to be a hub location in the San Diego region.

Given that a significant number of new units, by level in thousands, have already been approved to be built next to the I-15/SR-56 in the near future, given that everyone is NOW driving in the massive traffic jam during rush hours, and given that there will be no freeway expansion for many decades down the road, at this point we have to say enough is enough!

In addition, we do believe that to save the open spaces is one of the most common interests for all the residents living in this community, regardless of whether living on the golf course. As a key feature of this master-planned area, the open space determines the traffic, air quality, noise level, housing density, school class size…. and the list could go on and on.

Habitat is a combination of food, water, shelter, and space arranged to meet the needs of wildlife. The open space provided by CMR golf course is definitely the integral part of the wildlife habitat and influences the types of wildlife that can survive in this area. That is the reason why we have spotted coyotes, bobcats , and numerous rabbits and squirrels. A naturalistic golf course can also support significant numbers of birds, including many threatened species. As the neighbours have been discussing in one of the constructive Nextdoor posts, several of California's endangered bird species could have been detected in our CMR open space. Among them, to our knowledge, are the Least Bell’s Vireo and the Swainson's hawk.

Best regards,

Carey Fernandes

From: Ankur Gupta <ankurg2003@gmail.com>
Sent: Friday, March 27, 2020 3:50 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

I'm a resident of CMR at Seabridge Ln. I'm really concerned this project is going to bring a lot more traffic to already a very busy residential road. This project will add to the vehicle noise and further reduce the safety of kids playing in the neighborhood. In addition the CMR shopping plaza parking lots are at capacity packed with cars during busy times of the day with no parking spots available. Overall this project is worsening the neighborhood's traffic, noise, infrastructure capability and safety situation.

Carey Fernandes

From: Sarah Gutz <sarahgutz@gmail.com>
Sent: Wednesday, March 4, 2020 7:28 AM
To: DSD EAS
Subject: Trails at Carmel Mountain Ranch / 652519

I live on Provencal Place and will be surrounded by this potential development by New Urban West. How can this possibly pass zoning regulations? My first 2 concerns are fire evacuation and density congestion. For fire evacuation, the increased density and zero addition roads will put people in danger. For road congestion, there are no additional roads, all the travel will be on will the existing road, this will ruin a tranquil community. Already I am researching places to move and I thought I would retire here.

I do hope you've consider the impact to: Land Use, Transportation/Circulation, Air Quality and Odor, Biological Resources, Energy, Geologic Conditions, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Paleontological Resources, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effect and Neighborhood Character, Water Quality, and Wildfire.

--
Sarah Gutz
11331 Provencal Pl
San Diego, CA 92128

13872 Carmel Ridge Road
San Diego, CA 92128
3/31/2020

Dear E. Shearer-Nguyen
Jeff Peterson
Laura Black

Subject: Project name: Trails at Carmel Mountain Ranch/652519, Community-Carmel Mountain Ranch Council District 5, Environmental Impact Report

Dear Madam and Sirs:

I have lived in the Carmel Mountain Ranch community since 1997 and bought here because it is a beautiful area with nice homes and neighbors, had a beautiful golf course, is convenient to freeways, and to shopping.

I think you are mistaken is thinking that only 500 residents oppose your high density building project here. Everyone I talk to is opposed. With the Corora Virus all the news, people are perhaps too preoccupied to write to you at this time or even know this is the way to express their opposition.

For general reasons, I oppose the high density project because 1200 new units here would clog the roads, especially in an emergency situation like fire evacuation, line the streets with even more cars, make it harder to find parking at local businesses, which is already a challenge, and tax our local schools, police, fire protection and traffic congestion. I note that your project does not offer any way to alleviate these issues.

Specifically, I am opposed to having so many apartments and no single family homes. I understand you want to make money, but why not put in single story homes which are hard to find anywhere near here except in the older Rancho Bernardo area? They would go like hot cakes!

Walking around my neighborhood, I notice most of the on street parking problems and litter is located where there are already apartments on Shoal Creek and Windcrest. These areas are already an eye sore compared to the rest of the community, where residents take pride in their ownership. Renters just do not take pride in their neighborhood the way home owners do.

Specifically, I am concerned about Unit 8, which my own property overlooks. Although my end of this unit does not have enough space for traffic to spill onto Bolton, the entrance on Stoney Gate would be a nightmare. Have you ever seen the traffic back up already heading to Ted Williams on school days? It is already an overcrowded situation and you want to add to the congestion?

Please note the community opposition to the high density renter proposal, and allow us to remain mainly a owner owned community.

Yours truly

Kathleen Hagenbach

Kathleen Hagenbach

Alan K. Hahn
11847 Seaglass Court
San Diego, CA 92128

April 8, 2020

via e-mail to DSDEAS@sandiego.gov
and regular US mail to

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

Dear Sir or Madam:

This is submitted on behalf of myself regarding the Scope on the Environmental Impact Report for The Trails at Carmel Mountain Ranch, Project No. 652519. While there are numerous issues, I will focus on the two below.

1. Health and Safety, Housing Density and Intensity of Pandemics and Epidemics. As New York Governor Andrew Cuomo stated recently regarding the current COVID-19 pandemic. ""We have one of the most dense, close environments in the country… And that's why the virus communicated the way it did. Our closeness makes us vulnerable." Benjamin Dalziel, a biology and math professor at Oregon State University authored a study which that found large cities sustain seasonal flu pandemics for longer amounts of time and with a steadier rate of spread, while less dense cities see spikier rates of transmission that can strain health care systems' capacity. Urbanization and Humidity Shape the Intensity of Influenza Epidemics in U.S. Cities, Dalziel, et al., Science 362, 75-79 (2018). This public health and safety environmental impact of the housing density of the proposed project and public health and safety needs to be fully addressed in the EIR.

2. Transportation/Circulation, Traffic and Parking at Commercial Centers and Housing Areas. The developer has been claiming that the entire project is within a Transit Priority Area, when in fact only Holes/Units 4, 5, and 6 are within one half mile of the Sabre Springs Penasquitos Transit Center. The statute, Cal. Public Resources Code sec. 21099 (a)(7)), states "Transit priority area" means an area within one-half mile of a major transit stop that is existing or planned…" Other than the commercial area on Rancho Carmel Drive and Provencal Place anchored by the Starbucks and Oggi's, none of the other proposed housing areas or shopping/commercial centers are within one half mile of the Sabre Springs Penasquitos Transit Center and are not therefore within the statutory one half mile limit of a Transit Priority Area.

Traffic and parking impacts at all the housing areas and commercial centers, including but not limited to the shopping areas such as the BevMo/Olive Garden shopping area, Staples/Best Buy shopping area, Angelika/Barnes and Noble/ Panera shopping area, Costco shopping area, Home Depot shopping area, and Trader Joes/Ralphs shopping area, all need to be fully studied in this Environmental Impact Report. For the Starbucks/Oggis commercial center within the Transit Priority Area, where parking impacts in and of themselves may not have to be addressed under Cal Public Resources Code sec. 21099, even then "secondary parking impacts caused by ensuing traffic congestion ("air quality, notes, safety, or any other impact associated with transportation") must be addressed…" *Covina Residents for Responsible Development v. City of Covina*, B279590. February 28, 2018. All the remaining housing areas and commercial areas and housing listed above are well outside the statutory one half mile distance from the Transit Center (sec. 21099 (a)(7)), are therefore outside the TPA, and the full traffic and parking analysis of an EIR should be applied to these areas.

If you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

Alan K. Hahn

Carey Fernandes

From: Keqin Han <keqinhan@gmail.com>

Sent: Monday, March 30, 2020 4:33 PM
To: DSD EAS
Cc: Keqin Han
Subject: [EXTERNAL] Project 652519 - Trails (????????) at Carmel Mountain Ranch / 652519
Attachments: Tee 8 is such small and only space In the very crowded community.jpg; streets are filled with cars daily, where are new 1200+ units people going to park in this community.jpg

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear City Planner(s) ,

As one of thousands CMR residents, I have many concerns in all the areas that your department will be reviewing. We are the community deeply concern about Transportation/Circulation, Fire Safety, Public Services and Facilities, Visual Effect, and Neighborhood Character.

To express it in a very simple way, I'll first use my backyard, which is Hole 8 as example.
1) - Attached is a photo I took, you can see the community is very crowded, there is no open space or public park. There is a small space of Hole 8 in the pic, even it hadn't been able to use by the residents, but at least it's a small open space. The developer NUW is going to put about 130 units in that small space, 2 rows of 3 story houses and each side is as close as possible to the existing resident's house. Please use your expertise to imagine what this will change the existing resident's daily lives to be?
The noise crowed people and traffic?
The lighting pollution?
The privacy of people, all people?
2) - Still use the Hole 8 in the photo as example. For the people of about 130 units will be building in the Hole 8, average 2.5-4 people in each, total about 520 adults plus children, 300 - 500+ cars to be added in this small area. According to NUW's plan, there is one narrow road in the middle, exit to Shoal Creek Dr. Within the 100 meter length of Shoal Creek there, 4 roads already joining, they are Windcrest, Royal Melbourne, Stony Gate and Stony Gate Pl, plus ..... and the huge apartment buildings down a bit. If there is fire, flood or Earthquake, these newly introduced 520 + people has no way to get out to Shoal Creek Dr and escape, they will be perished.
3) From the photo attached you can see this packed community has no open space and public parks at all, if your committee let the 3 story buildings build as NUW proposed, please imagine if New York City was short sighted and let the developers put buildings in the Central Park, what the New York City would be like NOW?

The creation of 1,200+ total new apartment buildings and 3 story multi family units will create severe negative impacts on the community. The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25-30%. The proposed plan does not add any additional capacity to residential streets.
The planned increase of 1,200+ units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joe's, and Home Depot etc,.
Further, Carmel Mountain Ranch has significant parking issues on the surface streets, please see the attached photo as the case for every street in the community. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will

be exacerbated with the 1,200+ new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive. How many extra police patrolling are you planning to have to keep the environment basically safe?

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25-30% more people without adding more road capacity to get people out in an emergency?

Fires in San Diego are not an if, but a when. Please plan responsibly.

And Finally, School, School, School! Please plan responsibly.


Tee
8


Streets surface
car parking
CROWDLY TO THE
MAXIUM CAPICITY

Carey Fernandes

From: Dan Harringtonj <irishdan43@yahoo.com>
Sent: Friday, April 10, 2020 9:03 AM
To: DSD EAS

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

Carmel Mountain Ranch is primarily come posed of single-family residences both houses and condos, with some apartments on two sides next to major streets. This project with 1400 rentals will totally change the kind of community that has been here for the past 30 years .
Please excuse the many mistakes in in these two emails. I didn't realize I was sending the uncorrected version as I am very old and I have never dictated something on a computer before.I will try to correct it and send you a corrected email. Thank you Sent from my iPad

Carey Fernandes

From: dan harrington <irishdan43@yahoo.com>
Sent: Friday, April 10, 2020 8:47 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch project 652519 attention E. Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

My wife And Family moved into Carmel Mountain Ranch in 1991. We live on a street where four story buildings are Planned for construction 50 feet from our very small backyard. As I understand the development plan drawings driveways and parking lots Will be within those 50 feet. I fear the amount of pollution Along side my house. I understand that loss of you is not supposed to be a consideration, but because of the size and narratives of the proposed buildings, it seems likely that no sunlight will ever reach my backyard With all of the negative and unhelpful consequences that would have.

After heavy rains a small stream appears in the middle of the fairway behind our house. It is large enough that neighborhood children would float down it in raft and boogie boards. I don't know the EPA rules with regard to rivers and waterways but perhaps this should be investigated.

I am also Concern about 30 years of herbicides and pesticides being applied to the golf course. I assume that some if not most of this is now in the soil and I am I am I am concerned about dislodging it out to the air and on neighboring property by digging and moving the soil what kind of negative consequences will thisHave all the air out of the neighborhood?

Since I have lived here one major fire north of here and another south of here have destroyed over 2000 houses if memory serves correctly. CaramelCarmel Mountain Ranch is right in the middle of the locations where the fires occurred. It could be next. In addition all of the planned apartments will create greater density and make it more difficult to evacuate.

At the present time traffic and parking or a major problem. What is it going to be like When 1400 units add two or more likely three or four times more automobiles. Also with these automobiles will come more pollution and worst air quality. In addition our streets are in terrible condition at the present time. How much worse will they be with all of these added building.

Finally, this development project will totally alter the neighborhood character. Carmel Mountain Ranch is private is primarily composed of single

Carey Fernandes

From: Dan Harringtonj <irishdan43@yahoo.com>
Sent: Friday, April 10, 2020 11:14 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch -Project 652519-Attention E. Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

My wife and family moved into Carmel Mountain Ranch In 1991. We live on a street where four-story buildings are planned for construction 50 feet from our very small backyard. As I understand the development plan drawings, driveways and parking lots will be located within those 50 feet. I fear the amount of pollution alongside my house. I understand that loss of view is not supposed to be a consideration, but because of the size and nearness of the proposed buildings, it seems likely that no sunlight will ever reach my backyard, with all the negative and unhelpful consequences that would have.

After heavy rains a small stream appears in the middle of the fairway behind our house.It is large enough that neighborhood children would float down it in rafts and boogie boards. I don't know the EPA rules with regard to rivers and waterways but perhaps this should be investigated.
I am also concerned about 30 years of herbicides and pesticides being applied to the golf course. I assume that some if not most of this is now in the soil and I am concerned about dislodging it into the air and on neighboring property by digging and moving the soil. What kind of negative consequences will this have in the air in our neighborhood!

Since I have lived here, one major fire north of here and another south of here have destroyed over 2000 houses if memory serves correctly. Carmel Mountain Ranch is right in the middle of these locations where the fires occurred. It could be next.In addition, all of the planed apartments will create greater density and make it more difficult to evacuate.

At the present time traffic and parking are a major problem. What is it going to be like when 1400 units add two, or more likely three or four times, more automobiles. Also with these automobiles will come more pollution and worse air quality.In addition our streets are in terrible condition at the present time. How much worse will they be with all of these added buildings.

Finally this development project will totally alter the neighborhood character. Carmel Mountain Ranch is primarily composed of single-family residences, both houses and condos, with some apartments on two sides next to major streets. This project with 1400 rentals will totally change the kind of community that has been here for the past 30 years.

Carey Fernandes

From: Chandra Hatcher <chandrahatcher@yahoo.com>
Sent: Sunday, April 26, 2020 4:28 PM
To: jonathanf@newurbanwest.com; DSD EAS
Cc: Peterson, Jeff
Subject: Trails at Carmel Mountain Ranch – Project 652519
Attachments: CMR 1.msg; CMR 2.msg; CMR 3 .msg

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Good Afternoon,

I hope everyone is well and your families are healthy.

I'm contacting you this morning because I am concerned with the neglected maintenance of the Carmel Mountain Ranch Golf Course. Attached are pictures from my balcony and front door. These weeds on average are 4 to 6 feet tall.

1. Is there a scheduled maintenance plan in place to maintain the closed golf course?

2. When will these weeds be cut down?

This is not just an eyesore it is a health hazard. I am one of the many homeowners that suffer from allergies, we also have had increased reports (HOME DEPOT) of rodents in Carmel Mountain Ranch since the Golf course has been neglected and before we know it Fire Season will be upon us. Is it reasonable to expect a response to this email by May 1st?

Thank you in advance for your attention to my concerns.

Sincerely,

Chandra Hatcher

Chandrahatcher@yahoo.com

12079 World Trade Dr., Unit 2

San Diego, CA 92128

Windham Homes - Home Owner

08April2020

TO: DSDEAS@sandiego.gov JAPeterson@sandiego.gov lblack@sandiego.gov

SUBJECT: TRAILS AT CARMEL MOUNTAIN RANCH- PROJECT # 652519

To Whom It May Concern:

My wife and I decided to purchase a house in Carmel Mountain Ranch in 2015 with the intent to raise our children in a quiet and safe community that is walking distance to the schools and stores. Sadly, the safety and the character of this beautiful community is being undermined by the proposed Project # 652519 referred to as "*TRAILS AT CARMEL MOUNTAIN RANCH*". We highly oppose this project and hope you will take the following concerns into consideration and deny change in zoning and inconsiderate use of the land. Some of our concerns are as follows:

Health and Safety- Our health care facilities, schools, police and fire departments are already at full capacity. The project's plan to increase the population 25% does not reflect a plan to increase the manning, equipment or funding of our schools, police forces and fire departments that will need to increase proportionately to adequately support. As recent events have demonstrated unintended consequences of overpopulated areas, increasing our community's population 25% more than the planned capacity is not a good idea when there are alternatives that will not increase risk to the population.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase 25%, yet the proposed plan does not add any additional capacity to existing residential streets. The Fire Safety of our community is of paramount concern, ensuring the ability of our inhabitants to safely escape windswept fires that annually plague Southern California fueled by the Santa Ana Winds. We believe the construction of an additional 1,200 units in our community unnecessarily puts our residents at serious risk if the need arises to evacuate the area.

The residual effects created by the estimated 1200-2400 vehicles for residents of this proposal will undoubtedly result in negatively impacting our community as follows: Parking will become even more difficult, as it is already very problematic within the existing residential arrangement. Greenhouse gas emissions will increase even further in the CMR community, which is already absorbing uninterrupted exhaust from the Interstate 15, State Road 56 and City owned Carmel Mountain Road, resulting in decreased air quality and impacting our community health.
The Carmel Mountain Ranch Community Plan remains a solid example of proper planning to maintain a close-knit community culture that permeates through its residents and business owners. This proposal known as Project # 652519 referred to as "Trails at Carmel Mountain Ranch" does not add value to the community, nor does it bring any resources; moreover, it takes value and scarce resources away from the existing residents. NUW-CMR LLC (developer) and PACS Enterprises LLC (property owner) with their proposed project of 1200 units on less than 164 acres are placing their greed and financial gain above the safety and health of our community.

Sincerely,
Heath & Giuseppina Hazen

Carey Fernandes

From: Robert Helin <roboman4@me.com>
Sent: Tuesday, March 31, 2020 12:16 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District -5, Environmental Impact Report, Attn: E. Shearer-Nguyen

To Whom It May Concern,

I am a resident of San Diego, specifically Carmel Mountain Ranch. I purchased my home here in August of 2011 after a job relocation from the San Jose area. Before moving here, I was fairly familiar with the area as I have several friends and relatives here and have visited often. My home search was thorough and well thought out, for the time. I chose Carmel Mountain Ranch specifically for the neighborhood. There is an HOA here, but the fees are reasonable. There was a MELO ROOS associated with the property when we bought it, but it was close to expiration. The neighborhood is well maintained. The common areas are kept up by the HOA and it seems that all the neighbors have pride in their homes and their community. We are very close to my wife's job, so commuting isn't an issue. I can often walk to the bank, grocery and other shops within less than a mile from my home. The golf course appeared to be doing well at the time. Our property is adjacent to the 10th fairway and with the associated view, came at a premium price compared to other properties we were considering. Considering all the options at the time, we made the choice to pay a bit more for a home we thought we'd enjoy well into our retirements.

Then the golf course changed ownership and went through a "desert modification" that ruined it's appeal. Judging from the publicly available documents, the golf course property owner pocketed about $2.2 million after the cost of the modifications were offset by the subsequent turf reduction rebates offered by the state during the drought. This also saved the owner around $800k a year in water fees. Unfortunately, the desert modification wasn't well thought out and subsequently most golfers hated coming here. Golf clubs were ruined hitting off of hard packed DG and the gorilla mulch made a tight course even harder for bogey golfers. Attendance diminished on the golf course dramatically and even after switching management to JC Golf, there was little hope of returning the course to it's former appeal. The failure of the golf course might be blamed on water prices, but much of the blame has to be associated with the current ownership. The ownership was ill suited for the property, but this is not the fault of the residents of Carmel Mountain Ranch.

The proposal by New Urban West to build 1,200 to 1,600 new multi-family units on this property will create severe negative impacts on the community.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.

The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home Depot.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive. It's not uncommon to see broken glass on the street from all the cars that were burglarized the previous night. I'm sure much of this goes unreported as the San Diego Police seem to concentrate their forces in the south county. Adding 1,200 to 1,600 multi-family units will only increase the crime targets and require additional police resources to be allocated here.

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. AAA and other insurance companies are already informing some residents that fire insurance might not be offered due to the danger. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25% more people without adding more road capacity to get people out in an emergency?

During the Coco fires in 2014, thousands of cars were at a standstill for two hours. That fire narrowly missed Carmel Mountain Ranch. Imagine the nightmare scenario if another 1,200 units are approved. Most of the new townhomes and apartments are planned to have one road in and another out. During a fire those people would be on already jammed streets.

<u>Fires in San Diego are not an if, but a when</u>. Please plan responsibly.

The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.

Finally, we have concerns about the inconsistency of the new units. Our community is already a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments. The inconsistency is staggering.

The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the hillsides and then fill in the lower section of the grading to create a level pad.!! That type of construction again is inconsistent with our current visual amenities. Building on terraced pads over fill also exposes a risk of liquefaction during an earthquake. Buildings higher than 2 stories are especially susceptible to failure when built that way. Any new building should be designed to seamlessly fit into neighborhoods.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable. It seems to be such a waste of a good plan!

The owner made an investment in a golf course property zoned AR-1-1 within a master planned community. He has the right to sell the property as such, but not at the expense, danger and loss of home values to the residents of the community.

Carey Fernandes

From: Robert Helin <roboman4@icloud.com>
Sent: Wednesday, April 1, 2020 10:36 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom It May Concern,

The proposal by New Urban West to build 1,200 new multi-family units on this property will create severe negative impacts on the community.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.

The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the I-15 highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is already difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home Depot.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive. It's not uncommon to see broken glass on the street from all the cars that were burglarized the previous night. I'm sure much of this goes unreported as the San Diego Police seem to concentrate their forces in the south county. Adding 1,200 multi-family units will only increase the crime targets and require additional police resources to be allocated here.

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. AAA and other insurance companies are already informing some residents that fire insurance might not be offered due to the danger. The New Urban West proposal leaves 70% of the 162 acres (the least accessible and fire prone land) undeveloped and untended, adding to the fire danger. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous. The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25% more people without adding more road capacity to get people out in an emergency?

During the Coco fires in 2014, thousands of cars were at a standstill for two hours. That fire narrowly missed Carmel Mountain Ranch. Imagine the nightmare scenario if another 1,200 units are approved. Most of the new townhomes and apartments are planned to have one road in and another out. During a fire those people would be on already jammed streets.
Fires in San Diego are not an if, but a when. Please plan responsibly.

The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the

staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.

We have concerns about the inconsistency of the new units. Our community is already a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments. The contrast in architectural themes would have a grossly negative aesthetic impact to the neighborhood. The inconsistency is staggering.

The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the hillsides and then fill in the lower section of the grading to create a level pad!! That type of construction again is inconsistent with our current visual amenities. Building on terraced pads partially over fill also exposes a risk of liquefaction during an earthquake. Buildings higher than 2 stories are especially susceptible to failure during an earthquake when built that way. Any new building should be designed to seamlessly fit into neighborhoods.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable. It seems to be such a waste of a good plan!
The owner made an investment in a golf course property zoned AR-1-1 within a master planned community. He has the right to sell the property as such, but not at the expense, danger and loss of home values to the residents of the community.

Finally, and possibly most important to note: In the age of a pandemic like COVID-19, it is becoming very evident that tightly packed neighborhoods and high density buildings are at the highest risk of contagion spread and super clusters. It may be time to re-think in-fill goals and higher population density plans.

Thank you for your time and consideration,

Rob Helin

Carey Fernandes

From: Robert Helin <roboman4@me.com>
Sent: Sunday, April 5, 2020 6:09 PM
To: DSD EAS
Subject: [EXTERNAL] The Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

E. Shearer-Nguyen,

I'm writing this email with regards to the "Trails at Carmel Mountain Ranch" project 652519. As you are aware, this project is being proposed by New Urban West to infill 1,200 to 1,600 units within the rural neighborhood of Carmel Mountain Ranch. By now you have probably read many letters from concerned residents with highly valid environmental arguments against this project. Mine is among them, but recent events and information have prompted me to raise this concern to the top of my list.

COVID-19

As this pandemic emergency develops, we are learning more about pandemics in general, this particular strain, transmission, mitigation and prevention. The disease COVID-19, which is caused by one of 5 corona viruses is currently decimating America. The four other corona viruses are basically what's referred to as the common cold, but technically known as 229E, NL63, OC43 and HKU1. With decades of research, there is no cure to any of these and they are now considered endemic in the human population. The medical establishment is obviously concentrating more effort to fight COVID-19 than any of the other versions, but barring some breakthrough, COVID-19 might very well join the others as becoming endemic, without cure or vaccine for years. And even if a vaccine is developed in the next year or so, what about the inevitable next mutation?

One piece of evidence that is becoming highly apparent is that the less room people have to social distance the higher the transmission rate becomes. Cruise ships, airplanes and most forms of public transportation were the first to make the news as "super spreaders" of the disease. Listing the other forms of large, medium to small gatherings that have been banned is redundant. The point is that urban centers are showing higher concentrations of virus spread than in more rural areas. More to the point though, is that higher transmission rates directly correlate to higher population density. Stuffing 1,200 additional units, with little to no private space to socially distance is simply a bad idea.

Now is not the time to allow proposals to move forward that call for higher population density. Please put a stop to Project 652519!

Thank you for your time and consideration,

Rob Helin

Carey Fernandes

From: Bob Hertel <bhertel@gmail.com>
Sent: Thursday, March 26, 2020 3:01 PM
To: DSD EAS
Cc: Bob Hertel
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch Project#652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Carmel Mountain Ranch was initiated as a place to Live, Work and Play. As an original homeowner here, and as a former Board of Director for the CMRRCA, I am voicing my opinion regarding development of the CMR Golf Course. We are all aware of the need for additional housing here in San Diego but we bought our homes with the clear understanding that it would not have any more saturation that was in the original community plan. So now a business person who sees the golf course as a depressed business swoops in and seeks to take advantage of a community and over-saturate it with 1200 to 1600 residences. Of course the developer will line the pockets of the politicians to get the zoning change from agricultural to residential which always seems to be the case. No consideration that the saturation will negatively affect out property investments while surging the investment of the developer. We all know money talks and that is the saddest part the politicians tend to acquiesce to these unnecessary projects that negatively affect our established communities and investments and will never really serve anyone with lower income homes. It serves the sole interests of the developer and the filter of funds to the decision maker politicians. There are other better locations by far. This just further clogs freeway entrances and increased traffic on our streets that was never in the master plan.Owners of homes on the golf course invested a significant amount of money to acquire these lots now only to be overlooked into their once peaceful yards by 3 to 4 story or more buildings. What does it really resolve and serve? Absolutely nothing to the community and only the greed of the developer. I am a business professor, a former college vice-chancellor and board member transitioning Red Cross years back so I am well aware of business.We as a community and of the government who serves the community have an obligation to work in the best interest of the community. In this case development is by far not what the community wants nor needs. Remember the key word is 'serve'. Not dictate.Why does government in any capacity feel they have the right to just go ahead with something like this citing the flimsy excuse of providing this so-called housing. Remember that true success does not work at the expense of others detriment. I strongly urge this project be brought to an immediate halt and the land be purchased as open space with federal, county, state and city grants to maintain our current status as a very happy and content community. Greed and manipulation seem though to be the primary goal so the many in government positions can maintain their positions. Its not right and it should not happen. Elections have consequences and never forget that. Do the right thing and look elsewhere. Many areas are depressed and could seriously use a face-lift. Much better opportunity for those areas. Thank you. Robert H Hertel, a very concerned CMR resident

Carey Fernandes

From: C. L. Hoang <clhsdca@yahoo.com>
Sent: Wednesday, April 1, 2020 10:36 AM
To: DSD EAS
Subject: [EXTERNAL] Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch - Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hello E. Shearer-Nguyen,

My name is Chinh Hoang. I've owned my house located in the master planned community known as Carmel Mountain Ranch since 1992.

I strongly oppose the proposed project referred to as “Trails at Carmel Mountain Ranch“, Project Number 652519, as submitted by NUW-CMR LLC (Developer) and PACS Enterprises LLC (Property Owner) to the City of San Diego Planning Department and Development Services Department).

Please consider my reasons for “not supporting” this proposed project 652519, my concerns/issues as follows:

- Land Use - Existing CMR golf course was closed due to property owners mismanagement of its operation funds, property owner uses an increase price of water as an excuse for closing golf course, property owner had no business contingency plan, property owner seeks to flip property parcels land use for financial gain, the City should not be allowed to bail out a failed business at community tax payers expense, changing land use, changing current zoning by allowing the building of more than 1200 units on less than 164 acres is unacceptable to our CMR master planned community. Increased density, change zoning will negatively impact our neighborhood. Keep our community plan and city general plan as-is, do not allow this failed businessman to destroy our lovely community.

- Visual Effect and Neighborhood Character - CMR is a master planned community built around open space, green space and parkland designated as golf course, destroying this golf course and adding 1200 apartment buildings and townhouses to our community will drastically change our neighborhoods character, our community was planned as a single family community. CMR already has sufficient number of apartments, condos and townhouses. We don’t need additional rental property built in CMR. Senior citizen have affordable housing, this already exists in CMR. Increasing density and changing zoning will negatively impact our neighborhood character.

- Transportation/Circulation - currently apartment houses do not provide sufficient number of parking spaces for occupants, current overflow parking has overflowed onto community side streets and commercial parking lots. Current transportation/circulation is already very dense, specially during school and work commuting hours, Shoal Creek and Ted Williams Parkway intersection traffic is currently a safety hazard, adding more than 1200 units to

our community will increase circulation to a unsafe level, increasing pedestrian traffic, and increasing 1200 to 2400 cars added to traffic circulation will become a traffic nightmare for pedestrian children safety, work commuters, commercial/retail, schools, recreation center and library.

- Noise - increase car exhaust noise added to our backyards is not a healthy choice for our community, we live in a residential area with limited background noise, adding 1200 to 2400 cars into our community is not acceptable, adding more background noise will increase to an unsafe unhealthy level.

- Air Quality and Odor - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Air quality will diminish and car exhaust odor will increase, both will negatively impact our community health at large.

- Greenhouse Gas Emissions - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Greenhouse Gas Emissions will be worse than they are now as the CMR community is surrounded by Interstate 15, State Road 56 and City owned Carmel Mountain Road, all will increase exhaust fumes emissions into our CMR community.

- Health and Safety - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Health and Safety will be worse than is now, as the community population will increase health and safety of its citizens will also increase, current COVID 19 pandemic is an example of how we need to deal with unplanned emergencies, consider these impacts to our community hospitals and health care facilities with additional 1200 to 2400 citizens requiring health care.

- Wildfire - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. As-is wildfire evacuation plan is not acceptable, We are already in crisis mode if another fire were to occur, increasing 1200 to 2400 cars into our community will make evacuation absolutely impossible. CMR is surrounded by Interstate 15, State Road 56 and City owned Carmel Mountain Road. Traffic will come to a halt. Evacuation difficulty we experienced during 2003 and 2007 wildfires was horrific, adding traffic congestion will place our community in a death trap. How will fire and police be allowed to respond in a safe manner if this proposed project is approved?

Thank you for your time and consideration. We need to keep our community safe!

Please reject proposed project 652519 and deny NUW-CMR LLC and PACS Enterprises LLC attempt to destroy our master planned community that we have called home over the past twenty plus years.

Respectfully yours,

Chinh Hoang

Carey Fernandes

From: Karen Hohlweck <khohlweck@sbcglobal.net>
Sent: Monday, March 30, 2020 3:45 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519.

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To whom it may concern:

I have some very serious concerns about the new development proposed for Carmel Mountain Ranch. My first concern is for the fire safety of our community. The last fire we had through San Diego, all roads were at a standstill, including both hy 56 and hy 15. I can't even imagine what would happen if we add more houses on top of the already new developments that are already happening in this area. It WILL become a death trap. Carmel Mountain Ranch is already built out to max capacity. The parking lots of grocery stores, Trader Joe's, Ralphs, Rite Aid, the Library, are a nightmare already. Sometimes it takes me 10 to 15 minutes to find a parking spot. I'm also concerned about the emotional impact this will have on our residents. The new development is calling for 3 to 4 story apartment buildings in our residential neighborhoods. And they are to be built 50 ft from our property line!!! This will block our view of the sky, of nature, and will affect our quality of life negatively. I'm also concerned about the noise and air pollution that this will add.

I understand new housing is needed in San Diego, I'm asking that the housing should fit the existing neighborhood of residential homes and leave the rolling hills that makes up the beauty of Carmel Mountain Ranch.

New Urban West isn't proposing new schools or new shopping centers. They are TAKING away form our ALREADY built out community that all our current residents have paid Mello Roos for 25 yrs. They are also proposing to destroy the beautiful Country Club building on Carmel Ridge Road. Why not leave that and turn it into a community building? A place for meetings and venues like it is currently being used as? It was a lovely restaurant and a great place for residents to meet each other.

I've lived in my home in Carmel Mountain Ranch for 21 years. I'm a single woman. I worked very hard to buy my home. I put my life savings into my home. It was very important for me to be into a safe and quiet neighborhood. I payed a lot of money for Mello Roos in the 21 years I've been here. I'm asking you to please consider my concerns.

Sincerely,

Karen Hohlweck
11968 Brewster Ct.
San Diego, Ca 92128

"Compassion for others begins with kindness to ourselves." -- Pema Chodron

April 13, 2020

Richard Holstrom
14052 Montfort Court
San Diego, CA 92128

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

Re: Project: Trails at Carmel Mountain Ranch
Project Number: 652519

I am providing my comments about some of the environmental impacts that this proposed project may cause. My comments are based on my understanding that, among other issues, "… the proposed project may result in significant environmental impacts in the following areas: Land Use, Transportation/Circulation, Air Quality and Odor . . . Greenhouse Gas Emissions, Noise . . . Public Services and Facilities . . . Visual Effect and Neighborhood Character . . . and Wildfire.".[1]

The proposed project affects all of these environmental areas by reducing the community's open space by more than 50% and increasing its density by more than 24% by proposing an increase of almost 100% in multi-family housing. This is not what the City of San Diego envisioned as the use of this land and its requirements for the neighborhoods that it allowed to be built when it approved the Master Plan and the Carmel Mountain Ranch Community Plan. Likewise, the residents of this community were bound by the Master and Community plans and committed themselves and their resources to this community with the expectation that the city would uphold the land use and community character that was memorialized in these plans.

The specific numbers are from the Carmel Mountain Ranch Community Plan that shows that it has open space of 347.2 of its total 1,489 acres and this open space included the 175.5[2] acres of the golf course. By converting these acres to higher-density housing, this will reduce the open space to 171.7 acres and reduce the open space from its current 23% of all land to approximately 11%. This would result in CMR having the lowest percentage of open space in

[1] From the notice "Cancellation of Public Scoping Meeting - For Preparation of an Environmental Impact Report and Scoping Meeting, Development Services Department, SAP No. 24008465" dates March 13, 2020.

[2] Some documents indicate that the new development will be 164.5 acres which is inconsistent with the numbers in the Community Plan. I have used the numbers from the Carmel Mountain Community Plan in order to remain consistent. See the Carmel Mountain Community Plan, adopted by the City of San Diego in 1984, page 17.

all of the North County master planned communities[3]. It is recognized that it is possible that not all former golf course land will be developed, or that some land might be left as open space, but I can only work with the information currently at hand and that is that the former golf course is over 50% of the open space and the request is to develop the golf course. This reduction in open space will change forever the land use as originally approved and the character of the neighborhood. This also impacts the visual effect on all of those that live in this community.

The proposed project will consist entirely of multi-family housing and will total 1,200 new units. The original CMR Community Plan had approved 1,263 units, which was approximately 25% of the total housing units in the community. The addition of these 1,200 proposed units would result in the community having a total of 2,463 multi-family homes which would then be 39.75% of the total community housing units. This is a 60% increase in the percentage of multi-family homes. This, by itself, is a significant change in the community characteristics that has widespread effects on all other aspects of life in this community. The visual effect of this proposed project should almost go without saying as these proposed new buildings will be crammed into the former golf course in ways not anticipated in the community plan.

The increase by a factor of 24% in housing units will also result in a proportionate increase in the number of people, cars, and traffic, which will have an impact on air quality issues, greenhouse gas emissions, noise, and stress on public services and facilities. For a community of this size, this enormous and sudden increase in housing will negatively and irreversibly impact the safe enjoyment of our lives.

Please seriously consider these issues when reviewing the environmental impact that this proposed project will have on the Carmel Mountain Ranch Community. Feel free to contact me with any questions, or if I can be of any assistance to you.

Sincerely,



Richard Holstrom

[3] See the Community Plans for Mira Mesa with 18% open space; Rancho Bernardo 24%; Rancho Penasquitos 34%; Carmel Valley 39%; Sabre Springs 50%; Miramar Ranch North 52%; and, Black Mountain 67%.

Carey Fernandes

From: Betsy Holt <betsyholt@mac.com>
Sent: Tuesday, April 7, 2020 11:40 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

E. Shearer-Nyguyen:

As a 15-year homeowner in Carmel Mountain Ranch, I'm writing to express my serious concern with the proposed Trails development, which will cram 1,200 multifamily, multistory units into our already very dense community. This is a massive development in an area that is already densely populated, with overcrowded schools, highly-trafficked stores with overflowing parking lots every day of the week, and public resources that are stretched thin as it is (for example, the tiny size of the library's parking lot is already impossible to navigate). The street where I live, Eastbourne Road, is already crowded each morning and afternoon when school begins and ends—a literal nightmare for the neighbors trying to get to work and the parents attempting to drop off their children at Highland Ranch Elementary. The parents must park in the side streets and the traffic is bumper-to-bumper, making it impossible to go anywhere during that time. The middle school and high school in the area, Bernardo Heights Middle School and Rancho Bernardo High School, are not any less crowded. In fact, they are among the most impacted schools in Poway Unified (and those schools also have very limited parking, as they essentially share a parking lot). With so many multifamily units proposed, how will our community handle the extra influx of students and families??

This Trails development will totally destroy the character of this 30-year-old community. The community was originally built around the golf course, with the homes built very closely together—with thousands of patio-sized yards—because the residents had the open space to compensate. With the open space eliminated (and multistory buildings literally 50-feet from the backyards of hundreds of homes), Carmel Mountain Ranch will have nothing more than a small neighborhood park (Highland Ranch) for its residents to enjoy open space. In addition to the overcrowding and schools, there are quality of life issues to consider for the thousands of existing neighbors, such as noise, upkeep of roads, emergency services, etc.

I do understand the need for more housing in San Diego, but I am appalled by this proposed development, which gives absolutely NO thought to the needs and character of the existing neighborhood and community. It's an attempt to cram as many apartments into one space as possible, without any regard for quality of life for the current residents.

Please consider these issues as you review these plans—and please drive to our community so you can see with your own eyes what this proposed development would do to our existing infrastructure and community life.

Thank you,

Betsy Holt
12280 Eastbourne Road

Carey Fernandes

From: Mikehikebike <mikebikesd@gmail.com>
Sent: Wednesday, April 1, 2020 5:38 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Land Use: Development adds negative impact to already densely populated area.
Transportation: Adds to traffic, negative impact congestion on SR-56. Nearby Costco and Trader Joe's, Ralph's shopping center parking lot already full, hard to park. I am a cyclist, toured across U.S. three times, Carmel Mountain is a dangerous area for cyclists and pedestrians due to high speeds of drivers.

Health and Safety: Carmel Mountain Ranch is a dangerous place to walk now, cannot safely cross Carmel Mountain Rd to reach shopping. Adding density will add thousands of drivers each day to a small area.

Noise: Adding traffic, increases density and will negatively impact noise levels.

Neighborhood Character: Adding 1,200 apartments in the middle of single family homes will lower property values, add traffic, and negatively impact the small schools. More drivers on small residential streets will make life more dangerous for children to ride bikes, and play.

Mike Howard
Carmel Mtn Ranch
858 761-7467

Carey Fernandes

From: Juliane Howes <julianehowes@gmail.com>
Sent: Sunday, April 12, 2020 10:26 PM
To: DSD EAS
Cc: Jonathan Howes
Subject: [EXTERNAL] The Trails at Carmel Mountain Ranch - project number #652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

April 12, 2020

Ms. Shearer-Nguyen

DSEAS San Diego

DSDEAS@sandiego.gov

Re: Trails at Carmel Mountain Ranch / 652519

Dear Ms. Shearer-Nguyen,

When my husband and I purchased our home in Fairway Village on Stoney Gate Place on July 14, 1995, we chose this community, not because we were golfers, but because of the Community Master Plan developed close to 35 years ago. Twenty five years ago, when we were newlyweds, we understood that the purchase of a home would likely be the single largest financial transaction that we would complete. We searched all over San Diego and settled on Carmel Mountain Ranch, not because of the architectural style or location (although these were both positives), but because of the Community Master Plan which seamlessly combined suburban living with our local environment. We actually reviewed in detail the Community Plan prior to our purchase and noted the sites of future elementary schools (Shoal Creek had not yet been built), commercial and residential areas, parks and open space to balance the homes and businesses, emergency services, roadways and community services.

After reviewing the proposal put forth by New Urban West, planning the addition of 1,200-1,400 new residential units on the now shuttered golf course, this development most certainly DOES NOT fit into the community plan that was the primary reason for our purchase a quarter of a century ago.

In addition to the project's lack of compatibility with our approved Community Plan, what has my head spinning and my heart racing, are the environmental and physical dangers that this plan represents to our currently existing community. My concerns include, but are not limited to:

- Fire Evacuation: There are no plans to improve or expand the roads within our community while adding up to 4,000 additional residents. Our family lived in CMR during the horrific fires of both 2003 and 2007. We live right off of Ted Williams parkway and even with our home being extremely close to the 15 (less than 1 mile), it took us over one hour to evacuate our home to the freeway. The idea of adding thousands of additional cars to his situation strikes fear in my heart. The additional of these units will be CATASTROPHIC in terms of loss of life and property during our next wildfire event.
- Water: According to the current owner of the former golf course property, they were unable to continue the business because of the rising costs of water. What about the water consumption from an additional 4,000 residents?

- Air quality: Currently, the former golf course property has trees, ground coverings and water areas. Since its' closure, the area has begun to return to more local flora and fauna. These plants provide needed oxygen to our environment and fight climate change. The addition of 1,200-1,400 homes along with the automobiles and motorcycles that come with this increase in population will dramatically increase the level of pollution (air, water run-off and physical debris) in our community, potentially causing increases in pulmonary issues especially in our child and immunocompromised populations.
- Greenhouse gas: As mentioned above, the addition of thousands of cars, motorcycles, fireplaces, etc. will have a profound impact not only on our local air quality, but our city's greenhouse gas emissions as well. No "developer promise" of "green building" can mitigate the pollution generated by thousands of automobiles and residents each day.
- Traffic and Congestion: Our community and its' roads were built around the current load of residents and homes. Currently, our local grocery stores regularly have no parking spaces available. These stores will also be the "local stores" for the recent city approved communities west of the 15 in Rancho Penasquitos which are soon to house thousands of more families. Adding an additional 1,200 family units will turn a quick trip to the grocery store into an hour-long search for a parking spot! The developer's idea that all of these new residents will simply walk or use public transportation is a fantasy. There is no way to mitigate this issue and it will lead to a severe reduction in our current quality of life.
- Noise: The high-density units that are being proposed by New Urban west will create significant noise pollution issues for existing nearby residents.
- Visual Effects and Neighborhood Character: As I stated at the beginning of this letter, we chose to buy a home in Carmel Mountain Ranch 25 years ago after reviewing the Community Master Plan in detail, driving and walking down the streets and getting to know members of the community. Over this last quarter of a century, we have come to further realize the importance of "community" in keeping our neighbors safe and reducing crime. Not only would this project be a visual eyesore (3-4 story high density apartments/condos on areas currently housing only grass, natural flora and trees), but I truly believe would alter the very ESSENCE of community that we treasure.

I understand that housing is a need in San Diego. What I do not understand is how the City could potentially turn its' back on a Master Planned Community that it approved 34 years ago. If this project is approved, what is the purpose of a planning department if a previously planned community can be radically altered? Our community has banded together and proposed several options to this development, but the owner has chosen to put profits and money over community and people. <u>This developer does NOT have the best interest of our community and residents at heart.</u> They want to make money. Once the units are rented and sold, they will not be here to pick up the pieces and catastrophic environmental effect in terms of fire safety, water, air quality, greenhouse gas emission and noise. **The "Trails at Carmel Mountain" will be a death blow to the neighborhood and character that we have loved for 25 years.**

<u>I urge your organization to reject this plan, to re-affirm and retain the current agricultural AR1-1 designation for the former golf course property and save our community.</u>

Thank you for your time,

Juliane Howes

13809 Stoney Gate Place

San Diego, CA 92128

Carey Fernandes

From: Rob Jones <robjones619@san.rr.com>
Sent: Wednesday, April 1, 2020 5:03 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

: E.Shearer-Nyguyen

Attn: E. Shearer-Nguyen:

As a 16 year resident and homeowner in the Carmel Mountian Ranch community (11783 Windcrest Ln) I wanted to voice my concerns and objection to the disastrous effects the above referenced project proposal would have on our community and my family. I have a 3 children including a 2 year-old son and two daughters (9 and 7). We are hoping they my son will attend Shoal Creek Elementary nearby as had been my hope for my children son since buying my home in 2004 in a community that, while already very busy and populated, I have loved and dealt with excessive traffic and having to be re-zoned for voting as well as future middle school to locations further away. As it happens, I live on a wide street (Windcrest Lane) that I believe was designed for easy emergency vehicle access and lends itself to problems with speeding and traffic as a defacto shortcut between Ted Williams parkway and Carmel Mountain road. It also happens to be a street with three existing large apartment home mega-complexes with entrances on the north end of the street. The proposal is designed to add two more mega complexes squeezed on two golf course fairways flanking Windcrest on both sides. I can not imagine the traffic and noise conjestion this will create for our community and additional safety hazards it will create in the interest of unneeded housing for extreme profit. The impact on overcrowding of schools and resources will be equally terrible. I implore you to consider these factors and the overwhelming community opposition to this proposal. I would greatly appreciate any support in rejecting a proposal to change the longstanding community plan.

Thank you,

Rob Jones.

Sent from my iPhone

Carey Fernandes

From: Sophia Kalawi <sophia.kalawi@gmail.com>
Sent: Sunday, March 29, 2020 2:26 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To whom it may concern :

Please do not allow this project to move forward. We purchased our home in 2017, specifically to not have neighbors behind us. Sadly, less than 1 year after buying our golf course community home, the golf course was shut down. There were many great ideas bounced around including a vineyard, trails, parks, option for residents to buy the space behind their property.
Unfortunately, as was expected the land is being proposed to develop additional housing.
Our concerns are endless. They include the pollution and carcinogens during the construction as well as the sound and increased vulnerability to break ins and privacy invasion.
After the project is complete there will also be the longterm effects of increased traffic, congestion and pollution. The current infrastructure does not support this much crowded housing. In addition, there are limitations on school and park availability for the additional residents. We already do not have enough green space for the amount of homes in the area.
From a personal standpoint, we will lose our privacy with multistory units in our back yard. There will likely be additional costs on our part to replace our gates with a more solid privacy fence.
This has been very devastating. We invested alot of money into our home and are not financially in a place to move.

Thank you for your time and consideration.

Sophia Kalawi

Carey Fernandes

From: Jatinder Kaur <jkbhumbla@gmail.com>
Sent: Thursday, April 2, 2020 10:08 AM
To: DSD EAS
Subject: [EXTERNAL] keep our community green

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hello ,i am one of the owner of carmel mountain ranch , and i am very concerned about the safety and wellness of our community .
I dont think our golf course are a in the community should be turned in to houses ,and multistory apartments .
it s going to have huge impact on our privacy , schools , traffic and much more .
we are paying high prices for our houses and taxes to have a better comfortable life .
hope that our voice will be heard .

Thanks

Carmel Mountain Resident .

Carey Fernandes

From: Sungill Kim <sungillk12@yahoo.com>
Sent: Wednesday, April 1, 2020 10:20 PM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519.

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To whom it may concern,

I write to inform you that I strongly oppose converting the old Carmel Mountain Ranch Golf Course to housing. I am a resident and voting citizen with a home adjacent to the golf course's land.

The existing transportation infrastructure does not support the addition of apartments and town homes. Traffic engineers have established that winding residential streets (often with cul-de-sacs) are inefficient for transportation. That is already the road structure of the Carmel Mountain neighborhood. If in this infrastructure the city of San Diego allows more high density housing to be artificially jammed in, that will only exacerbate inefficient transportation -- i.e. traffic congestion.

We also know that idling cars in congestion lead to more green-house gas emissions -- a negative impact to the environment and air quality (and thus quality of life) for the residents.

Note that the existing road structure of Carmel Mountain does not support meaningful public transportation. If new housing is built, those residents will not have access to public transportation. That means the only conclusion is more congestion.

I believe that the traffic analysis shows that close to 8000 more daily trips will result from this construction. The intersection of Ted Williams and the 15 freeway is already grid-locked in the morning, and this project will only make that worse. Again grid-lock increases green-house gas emissions.

In short, this project does not fit into the infrastructure design of the Carmel Mountain Ranch neighborhood and must be rejected.

Thank you,

Sungill

Carey Fernandes

From: JN and HK <jnhk@sbcglobal.net>
Sent: Friday, April 10, 2020 8:07 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Harold Klotz
14083 Montfort Ct.
San Diego, CA 92128

April 9, 2020
E. Shearer-Nguyen, Environmental Planner,
City of San Diego Development Services Department,
1222 First Avenue, MS 501
San Diego, CA 92101
DSDEAS@sandiego.gov
Re: Trails at Carmel Mountain Ranch - Project 652519
Comments for the Environmental Impact Report Scoping
Ms. Shearer-Nguyen,
As a long-time resident of Carmel Mountain Ranch I am very concerned about the negative impacts of the proposed "Trails at Carmel Mountain Ranch" project. Below are some issues that merit inclusion in the EIR:

Transportation and Circulation Impacts

- The huge increase in housing units will raise the automobile traffic to intolerable levels, especially because of the clustering of 500 units along Carmel Ridge Road, which is a two-lane local street not designed for that level of traffic.
- Side streets Chippenham, Boulton, and Stoney Gate Place will suffer as they are short-cuts to Shoal Creek Dr. and Windcrest Lane.
- During morning commute hours the left turn lane onto Highland Ranch Rd. will back up as commuters try to get out to I-15 Northbound
- The clustering of units near the Carmel Mountain Ranch / Sabre Springs Recreation Center will greatly increase congestion at that intersection, plus car trips along Rancho Carmel Drive will skyrocket because that is the shortest route to the nearest grocery stores. (There is no viable public transportation option along that route.)
- The trail system does not significantly improve access to transit and services, and careful analysis will show only minimal value due to the trial entry/exit locations combined with the difficult topography of Carmel Mountain Ranch, resulting in little to no reduction in automobile traffic.

Visual Impact and Neighborhood Character

- For any of the houses which adjoin the golf course property, their floor plans and site designs largely depend on the open back yard vista to offset the narrow side yards and streets. Many of these houses have back yard depths of less than 15 feet, and depend on the open space of the golf course to keep them from feeling closed-in. Even with the additional 15-feet of planting being guaranteed to adjacent homeowners, they will not be able to ignore the bulk of the 2, 3, and 4 story buildings. Deviations are being requested for all building sites, so it is expected that maximum height will be used.
- Trees will not be able to obscure the fact that a 47-foot building is 50 feet away from the back yard of your 25-foot-tall 2-story home.
- If solar panels are mounted on carports, then that is a concern as they may end up in the 50-foot buffer areas.

Noise

- In addition to the noise generated by the new traffic loads, there will necessarily be noise from internal parking traffic in the apartment complexes. Unless there are specific spaces assigned to each tenant the vehicle noise and automobile headlights will reach into the neighborhood after dark as as tenants and guests drive around the apartment parking lots looking for parking spaces.
- Currently Carmel Mountain Ranch is a very quiet neighborhood at night. In the summer it is possible to leave bedroom windows open to reduce cooling costs and enjoy the cooler night-time temperatures. Homeowners near the existing apartment complexes complain about disturbances already and it is unlikely that the new apartments will be any different.

- Inserting 749 rental apartments into our community will absolutely raise noise levels and require additional use of air conditioning at at a time when we are being asked to curtail electrical usage.

Parks

- It is apparent from the initial position taken by New Urban West the they intend to provide the minimum required public parks. I urge the planning department to focus on seeing that the Parks and Recreation needs of our community are met.

Health and Safety

- The trails planned by the developer will not reduce the need for cars to make day-to-day local trips in Carmel Mountain Ranch and will not accomplish the claimed improvements in pedestrian safety. In most cases the proposed trails do not provide shorter routes to destinations such as schools, stores, and public transit. In addition to the locations of the entry/exit points, pedestrian and bicycle use of the trails is hampered by the large elevation changes that are a part of Carmel Mountain Ranch topography.
- Tunnels will have to be well-lit and regularly patrolled (or gated) to prevent them from becoming a nuisance. Without the deterrent of periodic golf cart or course maintenance cart traffic the tunnels could easily become unsafe and dangerous locations.

Wildfire

- Additional cars in the event of a wildfire will increase the risk to current and new residents by drastically increasing the emergency exit times of the main community entry and exit intersections.

I will be happy to provide additional background on any of these issues.

Respectfully,

Harold Klotz

Carey Fernandes

From: Susana Kravit <susana.kravit@gmail.com>
Sent: Tuesday, March 31, 2020 3:01 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District -5, Environmental Impact Report, Attn: E. Shearer-Nguyen

To the San Diego Planning Commission,

The proposal by New Urban West to build 1,200 to 1,600 new multi-family units on this property will create severe negative impacts on the Carmel Mountain Ranch community.

I am very concerned about a massive increase of 1,000-2,000 additional students impacting the local schools, specifically Shoal Creek Elementary, Highlands Ranch Elementary, Los Pensquitos Elementary, Meadowbrook Middle School, Rancho Bernardo Middle, and Rancho Bernardo High School. These schools are all at capacity or above capacity, and the Poway School District just lost the Bond Measure "P" to obtain additional needed funding. There is no additional land or funding to build new schools in the area, meaning that our local schools will have to use additional portable units to accommodate additional students. The Poway School District is ranked #22 in the state, which will definitely suffer if the school overcrowding becomes more pervasive.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.

The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home Depot.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive. It's not uncommon to see broken glass on the street from all the cars that were burglarized the previous night. I'm sure much of this goes unreported as the San Diego Police seem to concentrate their forces in the south county. Adding 1,200 to 1,600 multi-family units will only increase the crime targets and require additional police resources to be allocated here.

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. AAA and other insurance companies are already informing some residents that fire insurance might not be offered due to the danger. The New Urban West proposal leaves the least accessible and fire prone land undeveloped and untended, adding to the fire danger. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25% more people without adding more road capacity to get people out in an emergency?

During the Coco fires in 2014, thousands of cars were at a standstill for two hours. That fire narrowly missed Carmel Mountain Ranch. Imagine the nightmare scenario if another 1,200 units are approved. Most of the new townhomes and apartments are planned to have one road in and another out. During a fire those people would be on already jammed streets.

Fires in San Diego are not an if, but a when. Please plan responsibly.

The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.

Finally, we have concerns about the inconsistency of the new units. Our community is already a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments. The contrast in architectural themes would have a grossly negative impact on anyone coming into the neighborhood. The inconsistency is staggering.

The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the hillsides and then fill in the lower section of the grading to create a level pad.!! That type of construction again is inconsistent with our current visual amenities. Building on terraced pads over fill also exposes a risk of liquefaction during an earthquake. Buildings higher than 2 stories are especially susceptible to failure during an earthquake when built that way. Any new building should be designed to seamlessly fit into neighborhoods.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable. It seems to be such a waste of a good plan!

The owner made an investment in a golf course property zoned AR-1-1 within a master planned community. He has the right to sell the property as the **same zoning status** as purchased, and seek to adjust the zoning at the expense, danger and loss of home values to the residents of the community.

Please take these concerns into account when reviewing the zoning change request and the project request for approval.

Kind regards,

Susana and Alan Kravit
11951 Brewster Ct, San Diego, CA 92128
619-734-5595

Carey Fernandes

From: Anthony Kuleto <akuleto@gmail.com>
Sent: Sunday, April 19, 2020 11:12 PM
To: DSD EAS
Subject: [EXTERNAL] Carmel Mountain Ranch

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

As a longtime homeowner in CMR, I'm urging you to please consider the serious repercussions of allowing our golf course to be developed with a massive influx of homes. The strain on schools, infrastructure, people would be too much and only reflects the interest of the developers. This is about money, not people.

Dr. Anthony Kuleto MD

Sent from my iPhone

Carey Fernandes

From: peter lau <kin14113@yahoo.com.hk>
Sent: Wednesday, April 8, 2020 2:24 PM
To: DSD EAS
Subject: [EXTERNAL] CMR golf courses

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

Please stop this project:652519 going forward..... thank you very much!

Sent from my iPhone

Carey Fernandes

From: matthew lorenz <business.matthew.a.lorenz@gmail.com>
Sent: Monday, April 13, 2020 6:15 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen (Please Approve!!!)

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

We desperately need more housing in San Diego and in Carmel Mountain Ranch.

Please do not allow the loud entitled folks missing their old golf course views to dissuade the City from authorizing the development we need to keep housing prices in check.

CMR-United represents a small group – many of which don't actually live in the community where they own property. A good portion of the residents in CMR are renters priced out of the housing market and would love the opportunity for more affordable housing in the area.

Please work to provide more housing for us!

Sincerely,

Matt Lorenz
12257 Cornwallis SQ
San Diego, CA 92128

Carey Fernandes

From: Rick Ludwig <wigs57@aol.com>
Sent: Sunday, April 12, 2020 5:03 PM
To: DSD EAS
Cc: Larry Goodman; Rick Ludwig
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

Importance: High

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom it May Concern,
I live in Carmel Mountain Ranch on the 17th Fairway of the now closed Carmel Mountain Golf Course. I moved here due to the well planned community on and surrounding the golf course. It became even better when they made a Cul-de-Sac at the end of Eastbourne Rd where it used to connect with Carmel Ridge Rd. With this Project, we on Eastbourne Rd lose open backyards where land could be preserved vice destroyed. Our quiet road ending in a Cul-de-Sac, becomes a busy, hazardous street with the two units on the 17th Fairway opening there as the only entrance/exit. The children will no longer be able to play in the streets and we all will have to watch out for the rush of traffic coming and going to the Units. When the Middle School on the north side of Highland Ranch Rd. starts or ends its school day, there is a glut of parents coming south on Eastbourne Rd to do U-turns at the curve in the road and proceed to the school. I can picture the accidents occurring at that point. Is one accident/injury/death worth the price? We now have a very quiet area in which to live. This project will bring in more noisy traffic, noisy individuals living in three story units virtually in our backyards. We in San Diego are constantly asked to save on our resource usage. How much more electricity, gas, water and sewage will be required? I am putting in Solar to help with energy consumption. Next how much more pollution will there be from the added traffic. I can only imagine the noise, dust, dirt, debris, large vehicles etc. during construction! Then there will be all the trash trucks in our backyards.
Bottom line, I bought here 15 years ago with the plan to retire in what I assumed would be a well-planned, quiet, stable, safe and visually pleasing neighborhood. With this project, all those points go down the drain. Can you picture yourselves comfortably residing here and have this project stuffed into your backyards and welcome it?? Think about it! There is only one thing this is about and it is not the residents! It is about how much money can the owner extract from this land. Precious land! He cares not one bit for the residents or land preservation. He should come and talk to the community and let us describe this will negatively impact our lives! I hope each member of the Development Department considers

living here and then getting told you are getting Project 652519 in your backyard. Thank you and….

Make It A Great Day,

Rick Ludwig “Wigs”
858-204-2160

(R-85-163)

RESOLUTION NUMBER R- 261374

ADOPTED ON AUG 14 1984

WHEREAS, the Planning Commission of The City of San Diego held a public hearing on July 12, 1984 to consider amendments to the RANCHO CARMEL COMMUNITY PLAN (to be renamed Carmel Mountain Ranch Community Plan) by expanding the industrial area, reducing number of the residential units, adding a golf course, clustering and commercial uses and revising the circulation systems; and

WHEREAS, the Council of The City of San Diego has reviewed such amendments to the RANCHO CARMEL COMMUNITY PLAN and approves and recommends adoption of same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego that the amendments to the RANCHO CARMEL COMMUNITY PLAN (Carmel Mountain Ranch Community Plan), a copy of which is on file in the office of the City Clerk as Document No RR-261374, be, and the same are hereby approved and adopted.

APPROVED: John W. Witt, City Attorney

By Frederick C Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ib:623
07/24/84
Or.Dept:Plan.
R-85-163
Form=r.none

Passed and adopted by the Council of The City of San Diego on AUG 14 1984, by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	☑	☐	☐	☐
Bill Cleator	☐	☐	☑	☐
Gloria McColl	☑	☐	☐	☐
William Jones	☑	☐	☐	☐
Ed Struiksma	☑	☐	☐	☐
Mike Gotch	☑	☐	☐	☐
Dick Murphy	☑	☐	☐	☐
Uvaldo Martinez	☐	☐	☑	☐
Mayor Roger Hedgecock	☑	☐	☐	☐

AUTHENTICATED BY:

ROGER HEDGECOCK,
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California.

By Ellen Bovard, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R- 261374 Adopted AUG 14 1984

CC-1276 (REV. 6-83)

01168

RECEIVED
CITY CLERK'S OFFICE
1984 JUL 26 AM 11:41
SAN DIEGO, CALIF.

01169

(R-85-164)

RESOLUTION NUMBER R- 261375

ADOPTED ON AUG 14 1984

WHEREAS, the Planning Commission of The City of San Diego held concurrent public hearings on July 12, 1984, to consider the proposed amendments to the RANCHO CARMEL COMMUNITY PLAN (Carmel Mountain Ranch Community Plan) and amendment of the General Plan Map in order to retain consistency between said plans; and

WHEREAS, the Planning Commission approved and recommended to the City Council adoption of the amendments to the RANCHO CARMEL COMMUNITY PLAN and amendment of the General Plan Map; and

WHEREAS, City Council Policy 600-7, requires that the public hearings to consider revisions of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO shall be scheduled concurrently with all public hearings on proposed community plans; and

WHEREAS, on July 12, 1984, the Planning Commission approved and recommended for adoption by the City Council an amended GENERAL PLAN; and

WHEREAS, California Government Code, Section 65361 provides that mandatory elements of the GENERAL PLAN may not be amended more than four times per year; and

WHEREAS, it is the intention of the City Council to consider amendments to the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO at hearings conducted on a semi-annual basis; and

WHEREAS, it is the intention of the City Council to conduct a public hearing on proposed actions that will result in changes to

the PROGRESS GUIDE AND GENERAL PLAN during the year, but such changes shall not become effective until enacted at the semi-annual hearing conducted for the purpose of amending the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO; and

WHEREAS, the Council of The City of San Diego held a public hearing to consider the amendments to the RANCHO CARMEL COMMUNITY PLAN COMMUNITY PLAN; and

WHEREAS, the Council of The City of San Diego, by majority vote, approved the amendments of the RANCHO CARMEL COMMUNITY PLAN; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego as follows:

1. That this Council hereby approves the amendments to that plan entitled RANCHO CARMEL COMMUNITY PLAN, by expanding the industrial area, reducing the number of residential units, adding a golf course, clustering the commercial uses and revising the circulation systems, a copy of which is on file in the office of the City Clerk as Document No. R- 261374

2. That the amendments to the RANCHO CARMEL COMMUNITY PLAN shall become effective upon adoption of an appropriate amendment to the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO incorporating said plans, an omnibus hearing on this and other amendments having been scheduled on or about December 1984.

R-261375

APPROVED: John W. Witt, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ib:623
07/24/84
Or.Dept:Plan.
R-85-164
Form=r.rcomp

R-261375

01172

Passed and adopted by the Council of The City of San Diego on AUG 14 1984, by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	☑	☐	☐	☐
Bill Cleator	☐	☐	☑	☐
Gloria McColl	☑	☐	☐	☐
William Jones	☑	☐	☐	☐
Ed Struiksma	☑	☐	☐	☐
Mike Gotch	☑	☐	☐	☐
Dick Murphy	☑	☐	☐	☐
Uvaldo Martinez	☐	☐	☑	☐
Mayor Roger Hedgecock	☑	☐	☐	☐

AUTHENTICATED BY:

ROGER HEDGECOCK,
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California.

By Ellen Bovard, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R- 261375 Adopted AUG 14 1984

CC-1276 (REV. 6-83)

01173

RECEIVED
CITY CLERK'S OFFICE
1984 JUL 26 AM 11:41
SAN DIEGO, CALIF.

01171

335 d

(R-85-163)

RESOLUTION NUMBER R- 261374

ADOPTED ON AUG 14 1984

WHEREAS, the Planning Commission of The City of San Diego held a public hearing on July 12, 1984 to consider amendments to the RANCHO CARMEL COMMUNITY PLAN (to be renamed Carmel Mountain Ranch Community Plan) by expanding the industrial area, reducing number of the residential units, adding a golf course, clustering and commercial uses and revising the circulation systems; and

WHEREAS, the Council of The City of San Diego has reviewed such amendments to the RANCHO CARMEL COMMUNITY PLAN and approves and recommends adoption of same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego that the amendments to the RANCHO CARMEL COMMUNITY PLAN (Carmel Mountain Ranch Community Plan), a copy of which is on file in the office of the City Clerk as Document No RR-261374, be, and the same are hereby approved and adopted.

APPROVED: John W. Witt, City Attorney

By Frederick C Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ib:623
07/24/84
Or.Dept:Plan.
R-85-163
Form=r.none

Passed and adopted by the Council of The City of San Diego on AUG 14 1984, by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	☑	☐	☐	☐
Bill Cleator	☐	☐	☑	☐
Gloria McColl	☑	☐	☐	☐
William Jones	☑	☐	☐	☐
Ed Struiksma	☑	☐	☐	☐
Mike Gotch	☑	☐	☐	☐
Dick Murphy	☑	☐	☐	☐
Uvaldo Martinez	☐	☐	☑	☐
Mayor Roger Hedgecock	☑	☐	☐	☐

AUTHENTICATED BY:

ROGER HEDGECOCK,
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California.

By Ellen Bovard, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R- 261374 Adopted AUG 14 1984

CC-1276 (REV. 6-83)

01168

RECEIVED
CITY CLERK'S OFFICE
1984 JUL 26 AM 11:41
SAN DIEGO, CALIF.

01169

(R-85-164)

RESOLUTION NUMBER R- 261375

ADOPTED ON AUG 14 1984

WHEREAS, the Planning Commission of The City of San Diego held concurrent public hearings on July 12, 1984, to consider the proposed amendments to the RANCHO CARMEL COMMUNITY PLAN (Carmel Mountain Ranch Community Plan) and amendment of the General Plan Map in order to retain consistency between said plans; and

WHEREAS, the Planning Commission approved and recommended to the City Council adoption of the amendments to the RANCHO CARMEL COMMUNITY PLAN and amendment of the General Plan Map; and

WHEREAS, City Council Policy 600-7, requires that the public hearings to consider revisions of the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO shall be scheduled concurrently with all public hearings on proposed community plans; and

WHEREAS, on July 12, 1984, the Planning Commission approved and recommended for adoption by the City Council an amended GENERAL PLAN; and

WHEREAS, California Government Code, Section 65361 provides that mandatory elements of the GENERAL PLAN may not be amended more than four times per year; and

WHEREAS, it is the intention of the City Council to consider amendments to the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO at hearings conducted on a semi-annual basis; and

WHEREAS, it is the intention of the City Council to conduct a public hearing on proposed actions that will result in changes to

the PROGRESS GUIDE AND GENERAL PLAN during the year, but such changes shall not become effective until enacted at the semi-annual hearing conducted for the purpose of amending the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO; and

WHEREAS, the Council of The City of San Diego held a public hearing to consider the amendments to the RANCHO CARMEL COMMUNITY PLAN COMMUNITY PLAN; and

WHEREAS, the Council of The City of San Diego, by majority vote, approved the amendments of the RANCHO CARMEL COMMUNITY PLAN; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego as follows:

1. That this Council hereby approves the amendments to that plan entitled RANCHO CARMEL COMMUNITY PLAN, by expanding the industrial area, reducing the number of residential units, adding a golf course, clustering the commercial uses and revising the circulation systems, a copy of which is on file in the office of the City Clerk as Document No. R- 261374

2. That the amendments to the RANCHO CARMEL COMMUNITY PLAN shall become effective upon adoption of an appropriate amendment to the PROGRESS GUIDE AND GENERAL PLAN FOR THE CITY OF SAN DIEGO incorporating said plans, an omnibus hearing on this and other amendments having been scheduled on or about December 1984.

R-261375

APPROVED: John W. Witt, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:ib:623
07/24/84
Or.Dept:Plan.
R-85-164
Form=r.rcomp

R-261375

01172

Passed and adopted by the Council of The City of San Diego on AUG 14 1984, by the following vote:

Councilmen	Yeas	Nays	Not Present	Ineligible
Bill Mitchell	☑	☐	☐	☐
Bill Cleator	☐	☐	☑	☐
Gloria McColl	☑	☐	☐	☐
William Jones	☑	☐	☐	☐
Ed Struiksma	☑	☐	☐	☐
Mike Gotch	☑	☐	☐	☐
Dick Murphy	☑	☐	☐	☐
Uvaldo Martinez	☐	☐	☑	☐
Mayor Roger Hedgecock	☑	☐	☐	☐

AUTHENTICATED BY:

ROGER HEDGECOCK,
Mayor of The City of San Diego, California.

(Seal)

CHARLES G. ABDELNOUR,
City Clerk of The City of San Diego, California.

By Ellen Bovard, Deputy.

Office of the City Clerk, San Diego, California

Resolution Number R- 261375 Adopted AUG 14 1984

CC-1276 (REV. 6-83)

01173

RECEIVED
CITY CLERK'S OFFICE
1984 JUL 26 AM 11:41
SAN DIEGO, CALIF.

01171

335 d

Carey Fernandes

From: Mark <markfromsd@yahoo.com>
Sent: Thursday, March 26, 2020 9:51 PM
To: DSD EAS
Cc: Peterson, Jeff
Subject: Trails at Carmel Mountain Ranch / 652519
Attachments: Windcrest Unit 8.jpg; Windcrest Unit 8 total.jpg; Golf Course added to Community Plan 1984 R-261374.pdf; Golf Course added to Community Plan 1984 R-261375.pdf

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

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

My name Mark Malamud, resident of Carmel Mountain Ranch for the past 30 years and original owner of the property on 11774 Windcrest Lane (Proposed Unit 8). Please see attached pictures for location of my property to proposed project 652519 .
As you can see from attached project picture my property location and proximity to proposed BMP 8 Basin next to my Custom Swimming Pool that raise my serious **concern for Health and Safety of my family**.
My concern as well for the road just next to the BMP 8 Basin on other side that will create Noise , Green Gas Emissions , Bad Air Quality and Odor and this all will be in my backyard of my property .
My property will be subjected of roads for cars on both sides if this project get approved and this totally not acceptable !
Wildfires huge concern , last time took me 40 min get to I-15 and I live just .25 miles away from it.
As you know Carmel Mountain Ranch located very close to Los Penasquitos Canyon Preserve and birds, animals migrate to Golf Course Property as it have open space sanctuary and any developments on it will create Wildlife ecosystem disturbance and even endangered species could be extinct.

I am highly opposing project 652519 and any future housing developments on Carmel Mountain Golf Course based on many reasons, to name few as it will result in Significant Environmental Impact in areas Land Use ,Transportation /Circulation,Air Quality and Odor,Biological Recourses, Geologic Conditions,Wildlife, Green Gas Emissions , Noise, Public Services and Facilities, Public Utilities, Visual Effect and Neighborhood Character , Water Quality , Tribal Cultural Resources, Wildfires and most important is Health and Safety .

** Carmel Mountain Ranch (Rancho Carmel Community Plan) is Master Planned Community with Community Plan Resolution Number R-261374 and Adoption of Resolution R-261375 on August 14, 1984 by Council of City of San Diego vote 7 to 0 (2 council members was not present).

Page 2 of R-261375 (Please see attached public documents)
"That this Council hereby approves the amendments to that plan entitled RANCHO CARMEL COMMUNITY PLAN, by expanding the industrial area, **reducing the number of residential units**, **adding a golf course**, clustering the commercial uses and revising the circulation systems, a copy of which is on file in the office of the City Clerk as Document No, R 26137.4"

Here some history from Carmel Mountain Community Plan. Please take your time and read from City of San Diego link below :
https://www.sandiego.gov/sites/default/files/legacy//planning/community/profiles/pdf/cp/cpcmrfull.pdf
"The 1981 Rancho Carmel Community Plan and accompanying EIR were approved March 16, 1981, and incorporated in the General Plan. The City next approved two planned development permits—a PID (Planned Industrial Development) for the northwestern industrial park, and a PCD (Planned Commercial Development) for the regional commercial center. By 1994, the commercial property was almost built out, and the northwestern Industrial Park was about 75 percent occupied. A Conditional Use Permit (CUP) for a golf course was approved; the course has been in use for a number of years.
A change of ownership in 1983 resulted in a re-evaluation of the 1981 Rancho Carmel Community Plan. As a result, revisions to the plan were proposed to respond to market and environmental concerns. The proposed changes included: an increase of industrial acreage, a 25 percent reduction in residential units, an increase of open space and recreation areas and a relocation of land uses to create a town center with an urban mixture of commercial and public uses. The community plan amendment was approved by the City Council in 1984.
The 1984 Carmel Mountain Ranch Plan replaced the 1981 Rancho Carmel Plan with a new plan more responsive to today's and tomorrow's concerns. Addressing the environmental concerns of the draft EIRs of 1976 and 1981, this Plan demonstrated sensitivity to impacts and incorporated those concerns into the guidelines for the Plan (see Community Environment, Design and Conservation Element).
Implementation of the 1984 plan again resulted in the need to make minor modifications to the community plan in 1988. Those changes included: relocation of the golf course clubhouse; the addition of a driving range per approved CUP #84-0114.l; redesignation of 0.9 acres of neighborhood commercial use and 0.9 acres of golf course to create a new 1.8acre parcel for community commercial use (Unit 38); redesignation of the land use for Unit 4B from tourist commercial/hotel use to low-medium density residential use and redesignation of Unit 4A from low-medium residential use to neighborhood commercial. In addition, the 1988 Plan amendment included revision of the acreage, unit yield and boundary configuration of several parcels to conform to tentative or subdivision maps (see Tables 1 and 2). Final mapping of the parcels resulted in changes due to the inclusion of adjoining roads in the map boundaries, grading design and accurate survey information."
"Incorporation of the golf course, as a visual and physical amenity, which will link the natural and physical features of the community into a coherent whole." Page 33

*Now in 2020 Carmel Mountain Ranch Community has been totally build out as was projected by the Community Plan back in 1984 and any new housing developments on the Golf Course in the community will not fit with the current Community Plan or even with requested amendments by New Urban West .

***Golf Course property is a part of our Community Plan and been designated as Open Space Recreational area .**

Any new developments in Carmel Mountain Ranch Community that requires Community Plan amendment with REZONE from AR-1-1 on the Golf Course property will result in **altering Neighborhood Character and Significant Environmental Impact in Catastrophic proportions what never could be repaired !!!**

Please consider my comments !

Thank You

Regards,
Mark Malamud
Carmel Mountain Ranch Homeowner
11774 Windcrest Lane
San Diego , Ca 92128

Carey Fernandes

From: Mark <markfromsd@yahoo.com>

Sent: Tuesday, March 31, 2020 12:49 PM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: Trails at Carmel Mountain Ranch / 652519
Attachments: Windcrest Unit 8.jpg; Windcrest Unit 8 total.jpg; Golf Course added to Community Plan 1984 R-261374.pdf; Golf Course added to Community Plan 1984 R-261375.pdf

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

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

To Whom It May Concern:

My name Mark Malamud, resident of Carmel Mountain Ranch for the past 30 years and original owner of the property on 11774 Windcrest Lane (Proposed Unit 8). Please see attached pictures for location of my property to proposed project 652519 .
As you can see from attached project picture my property location and proximity to proposed BMP 8 Basin next to my Custom Swimming Pool that raise my serious **concern for Health and Safety of my family**.
My concern as well for the road just next to the BMP 8 Basin on other side that will create Noise , Green Gas Emissions , Bad Air Quality and Odor and this all will be in my backyard of my property .
My property will be subjected of roads for cars on both sides if this project get approved and this totally not acceptable !
Wildfires huge concern , last time took me 40 min get to I-15 and I live just .25 miles away from it.
As you know Carmel Mountain Ranch located very close to Los Penasquitos Canyon Preserve and birds, animals migrate to Golf Course Property as it have open space sanctuary and any developments on it will create Wildlife ecosystem disturbance and even endangered species could be extinct.

I am highly opposing project 652519 and any future housing developments on Carmel Mountain Golf Course based on many reasons, to name few as it will result in Significant Environmental Impact in areas Land Use ,Transportation /Circulation,Air Quality and Odor,Biological Recourses, Geologic Conditions,Wildlife, Green Gas Emissions , Noise, Public Services and Facilities, Public Utilities, Visual Effect and Neighborhood Character , Water Quality , Tribal Cultural Resources, Wildfires and most important is Health and Safety .

** Carmel Mountain Ranch (Rancho Carmel Community Plan) is Master Planned Community with Community Plan Resolution Number R-261374 and Adoption of Resolution R-261375 on August 14, 1984 by Council of City of San Diego vote 7 to 0 (2 council members was not present).
Page 2 of R-261375 (Please see attached public documents)
"That this Council hereby approves the amendments to that plan entitled RANCHO CARMEL COMMUNITY PLAN, by expanding the industrial area, **reducing the number of residential units**, **adding a golf course**, clustering the commercial uses and revising the circulation systems, a copy of which is on file in the office of the City Clerk as Document No, R 26137.4"

Here some history from Carmel Mountain Community Plan. Please take your time and read from City of San Diego link below :
https://www.sandiego.gov/sites/default/files/legacy//planning/community/profiles/pdf/cp/cpcmrfull.pdf
"The 1981 Rancho Carmel Community Plan and accompanying EIR were approved March 16, 1981, and incorporated in the General Plan. The City next approved two planned development permits—a PID (Planned Industrial Development) for the northwestern industrial park, and a PCD (Planned Commercial Development) for the regional commercial center. By 1994, the commercial property was almost built out, and the northwestern Industrial Park was about 75 percent occupied. A Conditional Use Permit (CUP) for a golf course was approved; the course has been in use for a number of years.
A change of ownership in 1983 resulted in a re-evaluation of the 1981 Rancho Carmel Community Plan. As a result, revisions to the plan were proposed to respond to market and environmental concerns. The proposed changes included: an increase of industrial acreage, a 25 percent reduction in residential units, an increase of open space and recreation areas and a relocation of land uses to create a town center with an urban mixture of commercial and public uses. The community plan amendment was approved by the City Council in 1984.
The 1984 Carmel Mountain Ranch Plan replaced the 1981 Rancho Carmel Plan with a new plan more responsive to today's and tomorrow's concerns. Addressing the environmental concerns of the draft EIRs of 1976 and 1981, this Plan demonstrated sensitivity to impacts and incorporated those concerns into the guidelines for the Plan (see Community Environment, Design and Conservation Element).
Implementation of the 1984 plan again resulted in the need to make minor modifications to the community plan in 1988. Those changes included: relocation of the golf course clubhouse; the addition of a driving range per approved CUP #84-0114.l; redesignation of 0.9 acres of neighborhood commercial use and 0.9 acres of golf course to create a new 1.8acre parcel for community commercial use (Unit 38); redesignation of the land use for Unit 4B from tourist commercial/hotel use to low-medium density residential use and redesignation of Unit 4A from low-medium residential use to neighborhood commercial. In addition, the 1988 Plan amendment included revision of the acreage, unit yield and boundary configuration of several parcels to conform to tentative or subdivision maps (see Tables 1 and 2). Final mapping of the parcels resulted in changes due to the inclusion of adjoining roads in the map boundaries, grading design and accurate survey information."

“Incorporation of the golf course, as a visual and physical amenity, which will link the natural and physical features of the community into a coherent whole.” Page 33

*Now in 2020 Carmel Mountain Ranch Community has been totally build out as was projected by the Community Plan back in 1984 and any new housing developments on the Golf Course in the community will not fit with the current Community Plan or even with requested amendments by New Urban West .

*** Golf Course property is a part of our Community Plan and been designated as Open Space Recreational area .**

*** The proposed by New Urban West 1,200 new multi-family units will create severe negative impacts on the community !!!**

Any new developments in Carmel Mountain Ranch Community that requires Community Plan amendment with REZONE from AR-1-1 on the Golf Course property will result in **altering Neighborhood Character and Significant Environmental Impacts in Catastrophic proportions what never could be repaired !!!**

Please consider my comments !

Thank You

Regards,
Mark Malamud
Carmel Mountain Ranch Homeowner
11774 Windcrest Lane
San Diego , Ca 92128

Carey Fernandes

From: Robert Mallory <mallory.robert@gmail.com>
Sent: Monday, March 30, 2020 3:58 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

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

March 30, 2020

Robert Allan Mallory
13971 Royal Melbourne Square
San Diego, CA 92128
mallory.robert@gmail.com
H 858.613.9043
M 858.335.0872

Hello E. Shearer-Nguyen,

My wife Jane and I have been City of San Diego residents and property owners since 1998. We own our house located in the master planned community known as Carmel Mountain Ranch.

We strongly oppose the proposed project referred to as “Trails at Carmel Mountain Ranch“, Project Number 652519, as submitted by NUW-CMR LLC (Developer) and PACS Enterprises LLC (Property Owner) to the City of San Diego Planning Department and Development Services Department).

Please consider our reasons for “not supporting” this proposed project 652519, our concerns/issues as follows:

- Land Use - Existing CMR golf course was closed due to property owners mismanagement of its operation funds, property owner uses an increase price of water as an excuse for closing golf course, property owner had no business contingency plan, property owner seeks to flip property parcels land use for financial gain, the City should not be allowed to bail out a failed business at community tax payers expense, changing land use, changing current zoning by allowing the building of more than 1200 units on less than 164 acres is unacceptable to our CMR master planned community. Increased density, change zoning will negatively impact our neighborhood. Keep our community plan and city general plan as-is, do not allow this failed businessman to destroy our lovely community.

- Visual Effect and Neighborhood Character - CMR is a master planned community built around open space, green space and parkland designated as golf course, destroying this golf course and adding 1200 apartment buildings and townhouses to our community will drastically change our neighborhoods character, our community was planned as a single family community. CMR already has sufficient number of apartments, condos and townhouses. We don't need additional rental property built in CMR. Senior citizen have affordable housing, this already exists in CMR. Increasing density and changing zoning will negatively impact our neighborhood character.

- Transportation/Circulation - currently apartment houses do not provide sufficient number of parking spaces for occupants, current overflow parking has overflowed onto community side streets and commercial parking lots. Current transportation/circulation is already very dense, specially during school and work commuting hours, Shoal Creek and Ted Williams Parkway intersection traffic is currently a safety hazard, adding more than 1200 units to our community will increase circulation to a unsafe level, increasing pedestrian traffic, and increasing 1200 to 2400 cars added to traffic circulation will become a traffic nightmare for pedestrian children safety, work commuters, commercial/retail, schools, recreation center and library.

- Noise - increase car exhaust noise added to our backyards is not a healthy choice for our community, we live in a residential area with limited background noise, adding 1200 to 2400 cars into our community is not acceptable, adding more background noise will increase to an unsafe unhealthy level.

- Air Quality and Odor - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Air quality will diminish and car exhaust odor will increase, both will negatively impact our community health at large.

- Greenhouse Gas Emissions - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Greenhouse Gas Emissions will be worse than they are now as the CMR community is surrounded by Interstate 15, State Road 56 and City owned Carmel Mountain Road, all will increase exhaust fumes emissions into our CMR community.

- Health and Safety - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Health and Safety will be worse than is now, as the community population will increase health and safety of its citizens will also increase, current COVID 19 pandemic is an example of how we need to deal with unplanned emergencies, consider these impacts to our community hospitals and health care facilities with additional 1200 to 2400 citizens requiring health care.

- Wildfire - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. As-is wildfire evacuation plan is not acceptable, We are already in crisis mode if another fire were to occur, increasing 1200 to 2400 cars into our community will make evacuation absolutely impossible. CMR is surrounded by Interstate 15, State Road 56 and City owned Carmel Mountain Road. Traffic will come to a halt. Evacuation difficulty we experienced during 2003 and 2007 wildfires was horrific, adding traffic congestion will place our community in a death trap. How will fire and police be allowed to respond in a safe manner if this proposed project is approved?

Thank you for your time and consideration. We need to keep our community safe!

Please reject proposed project 652519 and deny NUW-CMR LLC and PACS Enterprises LLC attempt to destroy our master planned community that we have called home over the past twenty plus years.

Respectfully yours,

Robert and Jane Mallory

--
Robert Mallory
858.335.0872
mallory.robert@gmail.com

Carey Fernandes

From: Jeff Martin <jmartin01@gmail.com>
Sent: Thursday, April 9, 2020 7:29 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To whom it may concern,

After reviewing the plan from New Urban West, I have significant concerns with regards to wildfire evacuation. I see a significant number of new potential residents with one way streets and no expansion of existing streets to accommodate the significant extra car traffic. We are no stranger to fires and this raises the risks significantly.

Furthermore there is already a concern with the amount of street parking as it is now. I see nothing in the plan that indicates that it won't make matters even worse.

Lastly, this community has been here for 30 years. This proposal does not at all integrate with the design of the community.

Respectfully,
Jeff Martin

Carey Fernandes

From: Stacy Martin <stacymartin78@gmail.com>
Sent: Saturday, April 11, 2020 5:33 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

I am a homeowner on Eastbourne Road. I am very concerned about the traffic the New Urban West project will bring to Carmel Mountain. The shopping centers are already overwhelmed and there is no parking. The schools are so crowded parents have to park on either side of Eastbourne just to take their kids to school because the line to drive in backs up blocks. I am specifically very concerned about the through street that is planned in the cul de sac of Eastbourne towards the 17th hole. The street is narrow and already crowded with cars parked on the street. The infrastructure of Carmel Mountain cannot handle the influx of traffic and new residences. I am requesting you decline this project.

Carey Fernandes

From: judimcc@san.rr.com
Sent: Sunday, April 12, 2020 12:11 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519, Atten: E. Shearer-Nguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

E. Shearer-Nguyen,
Environmental Planner
City of San Diego Development

Dear E. Shearer-Nguyen,

We are writing to express our concerns regarding the development of the now-closed golf course located in Carmel Mountain Ranch. The developer, New Urban West, is planning to build 1,200 units in a master-planned community that is "built out". Adding 1,200 new multi-family units will have a severe negative impact on the community and surrounding surface roads and freeways. The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The surface streets and I-15 freeway are already crowded with the current population.

In addition to the 1,200 proposed units, there are approximately 1,500 units currently under construction on the west side of the I-15 freeway, directly across from Carmel Mountain Ranch. At the completion of both projects, approximately 8,000 more residents would be fleeing their homes during a wildfire, causing bottlenecks on surface roads leading to the I-15 freeway, which would also be jammed with cars.

These 8,000 more individuals would be frequenting existing retail shopping areas, grocery stores and restaurants that are currently in Carmel Mountain Ranch. Parking at these shopping centers has already reached capacity. Additionally, parking on surface streets is currently a problem in Carmel Mountain Ranch. Cars from multi-family units can be found parked all along surface streets after the designated parking lots become filled.

In 1991, we purchased our home in Carmel Mountain Ranch, a master-planned community that was built around an existing golf course, which is the open space in our area. The community consists of single-family homes, condos and apartment complexes. The Carmel Mountain Ranch Community Plan was created by developers and the City of San Diego in or around 1989. It was a beautiful master-planned community built out to the maximum number of homes. There was very little open space, just the now-closed golf course, which is zoned AR1-1 with open space area adjacent to many of the homes. Eliminating the golf course and building 1,200 units on it would remove almost all our current open space.

We are extremely concerned with the health and safety of the residents in our community. Our community is now rated as a "high wildfire risk zone". We are extremely concerned for the safety of everyone who lives in our community with regards to wildfire and our ability to evacuate the area quickly. Adding more homes to this area would be carelessly putting the lives of all who live in Carmel Mountain Ranch in jeopardy.

In addition, due to the “high wildfire risk zone”, many people have been faced with their insurance companies cancelling their policies or raising their rates. In October 2019, we contacted numerous insurance companies regarding homeowner’s insurance, only to be told the company will not insure a home in this area because it is located in a “high wildfire risk zone”.

Why would anyone approve of adding more houses and people in a high wildfire risk zone? A wildfire that spreads through this area could kill many of the residents and cost billions of dollars to rebuild.

The development that is being proposed is not consistent with the aesthetically pleasing current homes, apartments and condos that have been in place in Carmel Mountain Ranch for over 30 years. The proposed plan calls for 100% multi-family homes with 80% of those units as apartments. These would be 3-4 story buildings directly behind existing single-family homes that are currently located at the edge of the fairways on the closed golf course. These 3-4 story buildings would be in the back yards of the homes that currently have a view of the golf course fairways, which are now home to a variety of wildlife. Building on these fairways would eliminate the habitat for wildlife and possibly exterminate certain species of animals, birds and reptiles.

Adding 1,200 units will add at least 2,000 more cars to the community; a community that already has a parking problem. This will result in more noise, exhaust, and congestion.

In southern California, including San Diego, there is always a concern about drought and the need to conserve water due to the lack of potable water. Adding 1,200 additional units will increase the demand for water and impact the already short supply of water.

The elementary schools in Carmel Mountain are at capacity with no plans of expansion or new construction. Class size is currently at maximum. Adding 1,200 units would increase class size to over 40 children per class, which is not feasible.

Carmel Mountain Ranch is a beautiful, master-planned community that provides a safe, high quality of life for those who have chosen to live there. Safety is of the utmost priority and adding 1,200 units, 2,500+ more people, cars, exhaust, noise, and traffic to the community will put residents’ lives in danger, as well as lower the quality of life for everyone in the area.

Please consider the catastrophic consequences that could result the next time wildfires threaten the Carmel Mountain Ranch community and keep our residents safe by voting against the proposed planned development known as Trails at Carmel Mountain Ranch, by New Urban West.

Best regards,

Michael and Judi McCarter
14042 Chestnut Hill Lane
San Diego, CA 92128

Carey Fernandes

From: Stacy MacDonald <stacymac28@gmail.com>
Sent: Tuesday, March 31, 2020 7:45 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

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

March 30, 2020

Stacy MacDonald
13966 Royal Melbourne Sq
San Diego, CA 92128
stacymac28@gmail.com
M 858.212.2897

Dear E. Shearer-Nguyen,

I have been a San Diego resident and property owners since 2004. I own a home in the master planned community known as Carmel Mountain Ranch.

I strongly oppose the proposed project referred to as “Trails at Carmel Mountain Ranch“, Project Number 652519, as submitted by NUW-CMR LLC (Developer) and PACS Enterprises LLC (Property Owner) to the City of San Diego Planning Department and Development Services Department).

Please consider my reasons for “not supporting” this proposed project 652519, our concerns/issues as follows:

- Land Use - Existing CMR golf course was closed due to property owners mismanagement of its operation funds, property owner uses an increase price of water as an excuse for closing golf course, property owner had no business contingency plan, property owner seeks to flip property parcels land use for financial gain, the City should not be allowed to bail out a failed business at community tax payers expense, changing land use, changing current zoning by allowing the building of more than 1200 units on less than 164 acres is unacceptable to our CMR master planned community. Increased density, change zoning will negatively impact our neighborhood. Keep our community plan and city general plan as-is, do not allow this failed businessman to destroy our lovely community.

- Visual Effect and Neighborhood Character - CMR is a master planned community built around open space, green space and parkland designated as golf course, destroying this golf course and adding 1200 apartment buildings and townhouses to our community will drastically change our neighborhoods character, our community was planned as a single family community. CMR already has sufficient number of apartments, condos and townhouses. We don't need additional rental property built in CMR. Senior citizen have affordable housing, this already exists in CMR. Increasing density and changing zoning will negatively impact our neighborhood character.

- Transportation/Circulation - currently apartment houses do not provide sufficient number of parking spaces for occupants, current overflow parking has overflowed onto community side streets and commercial parking lots. Current transportation/circulation is already very dense, specially during school and work commuting hours, Shoal Creek and Ted Williams Parkway intersection traffic is currently a safety hazard, adding more than 1200 units to our community will increase circulation to a unsafe level, increasing pedestrian traffic, and increasing 1200 to 2400 cars added to traffic circulation will become a traffic nightmare for pedestrian children safety, work commuters, commercial/retail, schools, recreation center and library.

- Noise - increase car exhaust noise added to our backyards is not a healthy choice for our community, we live in a residential area with limited background noise, adding 1200 to 2400 cars into our community is not acceptable, adding more background noise will increase to an unsafe unhealthy level.

- Air Quality and Odor - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Air quality will diminish and car exhaust odor will increase, both will negatively impact our community health at large.

- Greenhouse Gas Emissions - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Greenhouse Gas Emissions will be worse than they are now as the CMR community is surrounded by Interstate 15, State Road 56 and City owned Carmel Mountain Road, all will increase exhaust fumes emissions into our CMR community.

- Health and Safety - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. Health and Safety will be worse than is now, as the community population will increase health and safety of its citizens will also increase, current COVID 19 pandemic is an example of how we need to deal with unplanned emergencies, consider these impacts to our community hospitals and health care facilities with additional 1200 to 2400 citizens requiring health care.

- Wildfire - as mentioned above, adding 1200 to 2400 cars into our community is not acceptable. As-is wildfire evacuation plan is not acceptable, We are already in crisis mode if another fire were to occur, increasing 1200 to 2400 cars into our community will make evacuation absolutely impossible. CMR is surrounded by Interstate 15, State Road 56 and City owned Carmel Mountain Road. Traffic will come to a halt. Evacuation difficulty we experienced during 2003 and 2007 wildfires was horrific, adding traffic congestion will place our community in a death trap. How will fire and police be allowed to respond in a safe manner if this proposed project is approved?

Thank you for your time and consideration. We need to keep our community safe!

Please reject proposed project 652519 and deny NUW-CMR LLC and PACS Enterprises LLC attempt to destroy our master planned community.

Respectfully yours,

Stacy MacDonald

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

April 9, 2020

To Whom It May Concern:

As a resident of Carmel Mountain Ranch, I'm concerned about the proposed plans to develop the Carmel Mountain Golf Course for residential use. I've lived in Carmel Mountain Ranch for 17 and a half years. We live on a property that backs up to the golf course, and we've been fortunate to have this open space to enjoy. Although the golf course is closed and the property is overgrown, we continue to appreciate this rare open space.

Our community lacks open space, and the proposal to fill this limited space with apartments and condos is irresponsible. When the community was developed, two parks were included in the development: Highland Ranch Park and the Sabre Springs/Carmel Mountain Ranch Recreation building and park. Aside from these two parks, the only other accessible areas are the hillsides behind the community. The golf course, although private property, gives a welcome and necessary space to breathe in an otherwise congested area.

Our community has a lot of stores—Nordstrom Rack, Ross, Marshalls, TJ Maxx, Best Buy, Staples and Costco—to name a few. Between 4:30 and 6:00 p.m., getting out of Carmel Mountain Ranch onto the I-15 is usually difficult because of gridlock at the Rancho Carmel Drive/Carmel Mountain Ranch intersection. At Christmastime? Forget it. The traffic is terrible. During the shopping season, I drive the backstreets whenever possible. Those are the streets that weave along the golf course. The same streets that will soon be populated with more cars—potentially thousands of them—according to the environmental report we received. Carmel Mountain Ranch is not designed to sustain the number of units and cars this proposed development suggests.

I understand that San Diego has a housing shortage. I know that we need solutions to this problem, and I support sustainable, reasonable development in areas that are zoned for development. I don't support development that requires leaders to overturn zoning laws that we established to protect residents. This proposed development—The Trails—will overturn our zoning protections that have ensured us adequate open space for mental, emotional and physical health. The increased pollution from construction and subsequent increase of cars will certainly affect the air quality for all of us. The noise pollution on Rancho Carmel Drive between 4:00 and 6:00 every evening is already disturbing. Adding thousands of cars to this area will create a decline in our overall wellbeing.

Any well-designed city has adequate open space integrated into its plan. When our community was developed, it was thoughtfully planned around our beautiful open space, with the goal to enhance good health in all aspects. The schools, stores, fire and police departments, and the library, were all established to support the original design of the community. If the open space of the golf course is developed, we will lose space that is essential for us. Trails that wind between stores and developments don't answer this need. This proposal is selfish. A sustainable community must be based on mutual

compatibility, respect for nature and respect for the people who live in it. The current proposal does not meet the thoughtful criteria a decision like this deserves.

I hope that you'll consider my thoughts in your assessment of this important matter.

Sincerely,

Melanie Miller, homeowner at Cambridge in Carmel Mountain Ranch

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch
Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

To Whom It May Concern:

I am writing to voice my opposition to the proposed project: Trails at Carmel Mountain Ranch. As a resident whose backyard is adjacent to the old golf course property, the building of high-density housing represents a degradation to property values and quality of life.

I oppose the project based on the following:

- Environmental degradation

Green space is needed for plant and animal species and for us humans living next to it. Even in the current, well-planned community, numerous plant and animal species have been eradicated, displaced and/or threatened. Chicarita Creek is an annually flowing stream that supports an entire ecosystem, preserved even as we lost Shoal Creek to development. Grading, tearing up land and removing trees destroys any ecosystem we're trying to preserve.

Nearly all urban planning science suggests green, open space even in the most densely populated areas as a matter of moral environmental responsibility and healthy living. It's the right thing for all to preserve even these last remaining slivers of green, open space.

- Traffic and Overcrowding degradation

An influx of residents in high-density housing of the proposed 1,200 units will add from 1,600 to 2,400 additional vehicles to our community, overwhelming the current parking availability. More cars parked on streets means compromised safety for both moving traffic and pedestrians, including school children.

With no mass transit solutions offered to accommodate the rapid increase in population, increased traffic will create serious congestion issues, leading to more frequent accidents and commuter delays. One thing long-time residents of Carmel Mountain Ranch have always enjoyed is safe and functional streets, thanks to proper planning and maintenance fees.

Congestion is not limited to the streets. Parking and retail space will be overwhelmed by the thousands of added people shopping or conducting business.

Diminished privacy reduces the quality of life. New neighbors who live in a high-density housing unit, especially from the second or third floors, will have a view into our yards and possibly into our houses! When quality of life goes down, so too does property value.

Fire safety is compromised as escape or evacuation routes are clogged with the additional residents and vehicles. Studies show that fire emergencies will only increase in the future.

- Crime

Crime statistics reveal that the number of crimes increases when and where human density increases. Since the proposed housing has been shown to not be affordable for most prospective renters, the stress and desperation of renters will further drive up the crime rate.

- Diminished property value

All of the above factors lead to diminished property value. For the vast majority of us, buying our dwellings in Carmel Mountain Ranch is a substantial investment, one we carefully considered when making that decision. One of the great things about real estate is that you can count on a good, positive return on investment in the long run. This is true especially in Carmel Mountain Ranch. Construction of high-density housing within our open space will certainly reverse the trajectory of return on investment.

Thank you for considering my reasons for opposition.

Miguel Miller
10554 Rancho Carmel Dr.
San Diego, CA 92128

Carey Fernandes

From: J Min <jmin232@gmail.com>
Sent: Wednesday, April 1, 2020 5:51 PM
To: DSD EAS
Subject: [EXTERNAL] Carmel Mountain golf course

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

Hello,

I am writing to let you know that we have stated class action lawsuit and will not stop.
That area is not able to take more housing, there is not enough Wi-Fi connection, water piping or sewage space. We currently have environmental action groups contacting SanDiego and California legislation regarding the green spaces left in our neighborhood. It is imperative that wildlife environment is kept as is.

Julia Minster

Carey Fernandes

From: claudia mornout <claudiamornout1@gmail.com>
Sent: Saturday, April 11, 2020 2:18 PM
To: DSD EAS
Cc: Claudia J Mornout
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch-PROJECT 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Claudia J. Mornout
14359 Seabridge Lane
San Diego, CA 92128

April 10, 2020

Subject: Project Name:The Trails at Carmel Mountain
Project Number: 652519

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

Dear Ms. Shearer-Nguyen:

We purchased our home in Carmel Mountain Ranch in 1987 and moved in when the house was completed in January of 1988. The CMR community was completed in stages so I have seen many of the PLANNED changes to the community evolve over the years. The CMR golf course was the anchor for development and served as a green space for spacing the density of housing. We bought with the assurance of the City of San Diego that zoning would be maintained. We paid Mello-Roos taxes for 30 years to support the Public Works necessary for the build out of the community such as fire department library, schools, shopping sites.

I have attended MANY meetings held by CMRSSCC and all subcommittees for the proposed project for "The Trails at Carmel Mountain" to be informed of the plan. I do not support the proposed changes to the General Plan Amendment that your department (DSD) is responsible for reviewing because of the tremendous negative impacts the changes would make on this community. A representative of New Urban West (NUW) has been present to provide slides of the proposal and answer questions. Despite the fact that the proposal had been submitted to the City of San Diego by NUW the overview given and answers to questions were not precise and painted a glossy picture of how our CMR community would be enhanced with the addition of 1200 living units and the "trails" for recreational use. My main concerns follow.

1. Emergency Response plan/Evacuation: I live on the west side of Unit 1 and have lived through several rounds of fire the most notable in the Witch Fire of 2007. We were advised to evacuate but not a mandatory evacuation in this particular area but the Rancho Bernardo area, Poway, and areas of Rancho Penasquitos were mandatory. All of these areas exited onto Interstate 15. To access the I-15 S our CMR roads were virtually impassable and took at a minimum of 60 minutes. The addition of the additional proposed traffic from the new developments in Rancho Penasquitos and this NUW project of 1,200 apartments leads to an overwhelming danger in the event of a fire. There are no plans or space to add more road capacity for the projected 25% more people. Since our area is rated as a high fire risk approval of this project as it is currently designed could result in many deaths/injuries.

2. Parking/residential road use: I live on Seabridge Lane and Stoney Peak is one end of our street and Windcrest is the other end. Seabridge Lane has been the cut through between these two streets since the development was completed. It "saves time" to use the residential street of Seabridge rather than Rancho Carmel Drive. In the early 90's residents of Seabridge Lane petitioned the City to place speed bumps on the street. That was done but the street has been paved a few times and they have paved over the speed bumps so the impact to vehicles to obey the 15 mph limit is negligible. Since there are apartments, Jefferson Square that is at the intersection of Stoney Peak and Seabridge Lane and several apartment complexes and residential homes off of Windcrest our street is dangerous. Adding apartments on Unit 1 and Unit 2 that will exit onto Windcrest assures me our residential street will become even more dangerous. Cars from the apartments on Stoney Peak and Windcrest currently use Seabridge, Stoney Peak, World Trade Drive, Windcrest as overnight parking. Since the NUW plan has minimal parking this will become even more impacted.

3. 50 Foot Buffer Encroachment: In reviewing the documents that were only made available to us in late February to have one copy made and paid for by the CMR residents it is challenging to determine what is being proposed by NUW. In their presentations to us they have glossed over this and said there would be a 50 foot buffer with mitigating landscaping to make it attractive. On Unit 1 that my home abuts it appears that they have averaged the spacing for the entire Unit 1 acreage and I will have parking 10 feet from my fence. NUW has mislead us many times with this information even though they had submitted the plan to DSD. The original information provided showed us pictures of homes. It then was townhomes that would be for sale and now looks like all apartments that will be rental only. Who will insure that the buffer is maintained? Who will own the land the apartments are built on? The apartments are proposed to be 38 feet in height which when allowing for the hill nature of the CMR golf course places the apartments places even the 1st floor apartments to have a view of my 2nd story home.

4. Schools: According to NUW representatives they have plans to "give" $4 million to the Poway School District for allowance for adding school space. They state that since it will be rental property it is not required that the owners of the complexes nor the renters will be adding to the tax structure for schools through Mello-Roos tax structure. $ 4,000,000.00 will not build new schools nor is there land made available for it. Our current schools are at capacity with high teacher to child ratios. This is not in accordance with the SD standards for schools or for our community.

5. Parks/Trails: This had not been well defined for us. There are glowing descriptions from NUW about the recreational value of the trails but when questioned as who will maintain them or even own the land. We have homeless that live in our area so it is also a safety concern. The "parks" it appears will be for use according to their diagrams for the residents of the apartments on each Unit of the 11/18 units that will be developed. The end result is we will not have quality trails nor parks to safely enjoy.

Thank you for reviewing my concerns for the negative impact this project will have on the lives of the CMR community.

Sincerely,
Claudia J. Mornout

Cc: Jeffery A. Peterson

Carey Fernandes

From: madhu nair <nairmadhu@yahoo.com>
Sent: Monday, March 30, 2020 8:32 PM
To: DSD EAS
Cc: troy@wealthanalytics.com
Subject: [EXTERNAL] Re: Concern over the Trails project at Carmel Mountain

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

On Monday, March 30, 2020, 08:30:22 PM PDT, madhu nair <nairmadhu@yahoo.com> wrote:

Dar Sir/Madam,

Sub: Concerns over new residential bldg, Trails at Carmel Mountain Ranch / 652519 ,Community Area: Carmel Mountain Ranch Council District: 5.

I am resident at Carmel mountain near the closed Golf course, living since October 2009. My family mainly moved here because of its open space and lower crime rate. Last three to four years our neighborhood has changed significantly so that its hard to get parking space nearby shopping centers and schools got overcrowded. My daughter is a 5th grade student attending at nearby Highland Ranch school where most of the classes have 30+ students. School rating also went down drastically. Traffic is already a major problem during peak hours and the problem going to multiply at least 3-4 times if the proposed 1200 units approved inside such a small area. This is major concern us as our area is prone to fires.

I request you to consider the impact to our community and take appropriate measures to either stop the development or limit the proposed units to save our neighborhood.

Sincerely,

Madhu Nair
14069 Via Corsini
San Diego, CA 92128
Tel: 858-713-8746

Carey Fernandes

From: madhu nair <nairmadhu@yahoo.com>
Sent: Monday, March 30, 2020 8:30 PM
To: DSD EAS
Subject: [EXTERNAL] Concern over the Trails project at Carmel Mountain

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dar Sir/Madam,

Sub: Concerns over new residential bldg, Trails at Carmel Mountain Ranch / 652519 ,Community Area: Carmel Mountain Ranch Council District: 5.

I am resident at Carmel mountain near the closed Golf course, living since October 2009. My family mainly moved here because of its open space and lower crime rate. Last three to four years our neighborhood has changed significantly so that its hard to get parking space nearby shopping centers and schools got overcrowded. My daughter is a 5th grade student attending at nearby Highland Ranch school where most of the classes have 30+ students. School rating also went down drastically. Traffic is already a major problem during peak hours and the problem going to multiply at least 3-4 times if the proposed 1200 units approved inside such a small area. This is major concern us as our area is prone to fires.

I request you to consider the impact to our community and take appropriate measures to either stop the development or limit the proposed units to save our neighborhood.

Sincerely,

Madhu Nair
14069 Via Corsini
San Diego, CA 92128
Tel: 858-713-8746

Carey Fernandes

From: Jody Neiss <jomarie625@aol.com>
Sent: Sunday, March 29, 2020 3:18 PM
To: DSD EAS
Cc: Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch-Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Subject: Environmental Impact Report for the Trails at Carmel Mountain Ranch

Attention: E. Shearer-Nguyen, Jeff Peterson, Laura Black

I am a homeowner and resident of Carmel Mountain Ranch. I had hoped to attend your meeting regarding the environmental impact of The Trails at Carmel Mountain Ranch project but completely understand that there will be no public meeting due to the coronavirus.

I am very concerned about many aspects of the project, but the following are critical:

Traffic and parking:

- It is already difficult to find parking in Carmel Mountain Ranch. Parking is not allowed on Rancho Carmel because it is a four lane road with bike paths. The choice would either be to live with the problem or add parking by reducing, lanes including eliminating the bike lanes, which would increase congestion on this already busy road.
- I frequent the small shopping center located at Provencal Place and Rancho Carmel Road. It is already difficult to find parking there during prime time and there is NO street parking allowed on Rancho Carmel. The option would be to walk or Uber in or park across the street at the Rec. Center. That would impact the already limited parking at the Rec. Center. Because another project is proposed at the adjacent old Park and Ride, adding the Trails project would further snarl an already untenable probability, if that project gets approved as well.
- The other Carmel Mountain Ranch strip malls would also be impacted. Please try and visit the strip mall a little farther north on Rancho Carmel at Carmel Mountain Road. This is the mall with Olive Garden and Bev Mo. Two new restaurants just opened up and now you can't find parking if you want to go to the older existing restaurants. Just try to go to Cafe Luna, where the owner is having to offer discounts for diners who might have to now Uber in because of the parking situation. She is apologizing to her customers because it's so bad. We can't believe that these new restaurants (one a pizza and brew pub) were allowed to open without adding additional parking. This is one of the smaller strip malls. Please visit yourself and try to park at Costco, Trader Joe's, or Home Depot. I live in Carmel Mountain Ranch but prefer to drive to the Scripps Ranch Costco because it's not so impacted. This is our current realty before approval of the Trails at Carmel Mountain Ranch.
- The Trails at Carmel Mountain Ranch project is not going to provide enough parking for the units it is proposing to build. The average family has two cars, and there is no guarantee that more than 2 adults will be residing in one unit. Where will they park? Where will their visitors park? This community was not planned for this density. The plan does not add any additional capacity to residential streets, but my understanding is that the project will increase traffic by 25%-8,000 additional car trips per day.

- I have heard that Uber and bike riding will increase which will reduce traffic. Can you cite evidence to support that?

Density:

- Aside from traffic and parking, how will this affect our schools, library, police and fire department?
- With not enough parking and increased traffic, will resulting stress and dissatisfaction lead to increased hostility?

Fire Risk/Emergency Services

- Please consider whether the existing roads and Emergency Services will be sufficient for evacuation in case of an emergency.

Quality of Community

- Carmel Mountain Ranch is a well-planned community. I feel that it is probably inevitable that there will be some new housing and know that San Diego faces an affordable housing shortage. We have to help. But please take into consideration the negative environmental impacts of this project on our current community. Right now it is feeling incredibly unfair.

Respectfully,
Jo Marie (Jody)Neiss
13925 Royal Melbourne Square, San Diego, 92128

Jason Newhouse
11840 Wilmington Rd
92128, San Diego CA

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

E. Shearer - Nguyen
Jeff Peterson
Laura Black

My name is Jason Newhouse & my family has lived in the Carmel Mountain Ranch community since 2011. We absolutely do not support the proposed changes to the General Plan Amendment. The creation of 1,200 new multi-family units will have a severely negative impact on the community.

You are greatly mistaken if you believe only 500 residents oppose this high density building project here. Everyone we've spoken to in the neighborhood & school oppose it. We have many concerns in all the areas that your department will be reviewing. This correspondence will outline the most significant impacts, Transportation/Circulation, Fire Safety, Public Services and Facilities, Visual Effect, and Neighborhood Character.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.
The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home Depot.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive.

The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.

Finally, we have concerns about the inconsistency of the new units. Our community is a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments. The inconsistency is staggering. The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the

hillsides and then fill in the lower section of the grading to create a level pad.!! That type of construction again is inconsistent with our current visual amenities. Any new building should be designed to seamlessly fit into neighborhoods.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable.

It makes no logical sense & seems to be an utter waste of a good plan! I have no doubt that if you were faced with these issues in your own community, you too would strong oppose this development plan.

Sincerely,

Jason & Eunju Newhouse

Carey Fernandes

From: Steve Nguyen <dualcycle@gmail.com>
Sent: Tuesday, March 31, 2020 11:24 AM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hi,

As a homeowner in Carmel Mountain Ranch I oppose new development from New Urban West (NUW). I have two kids that goes to Shoal Creek Elementary and Shoal Creek ESS and it's at full capacity. We have to be in a waiting list for child care after school. This will negatively impact the classroom size and reduce the teacher's performance since they will have to deal with more students. The congestion of traffic will be worse and the overflow parking of new development.

Due to the wild fires a few years ago it took hours to get on the highway. With the increased traffic this will cause a fire hazard to all residents in Carmel Mountain Ranch.

The golf course is zoned for Agriculture and is part of the Master Plan in this community. Instead of seeing trees in the backyard we will now be boxed in by four stories apartment complexes. What would you do if this was happening to your neighborhood? Statistic has shown more apartments will increase crime rates. Please stop NUW from developing apartments in this neighborhood.

Steve Nguyen
14085 Capewood Ln. San Diego, CA 92128
619.453.6344

Carey Fernandes

From: hoa nguyen <hoathinguyen78@gmail.com>
Sent: Monday, April 13, 2020 5:47 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519.

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

Hi.

I want to participate.

Thanks.
Hoa Nguyen
Sent from my iPhone

Carey Fernandes

From: Thuong Nguyen <tunenguyen2@gmail.com>
Sent: Tuesday, April 14, 2020 9:48 PM
To: DSD EAS
Subject: [EXTERNAL] Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

To whom it may concern,

I am pleading to the City of San Diego to not allow any developers to build more houses and or apartments over the golf courses. I had originally bought my house 15 years ago because of the nice areas surrounding it, for example the golf courses. I did not pay loads of my hard earned money to be living in a crowded area. It is already very packed due to the apartments currently in the neighborhood. It already creates a very busy and packed street making it hard for anyone to ever find parking. I had instances where cars would park in front of our house, but too far into our driveway, making it difficult for us to leave. I paid my fair share of Melo fees all these years and feel as if it is only fair we get what we paid for.

Property owner,
Thuong Nguyen
13964 Capewood Lane
San Diego, CA 92128
Tunenguyen2@gmail.com

Carey Fernandes

From: Dr. Jeffrey A. Ninberg, D.C. <jeffreyninberg@gmail.com>
Sent: Sunday, March 29, 2020 8:48 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear City of San Diego Planning Commission: I am strongly against the proposed Trails at Carmel Mountain Ranch – Project 652519, because I believe the development poses a significant safety risk to the Carmel Mountain Ranch community. As a planned community Carmel Mountain was designed to accommodate the current population. Adding 1400 residences will add 2100 to 2800 (1.5 to 2 vehicles per residence) additional vehicles. Adding 2100 to 2800 vehicles in addition to the existing traffic load could very well result in children being at greater risk of being struck by a vehicle when walking or biking to and from school. Adding an additional 2100 to 2800 vehicles also increases the probability for motor vehicle accidents traveling roads that were not designed to accommodate the additional traffic load.

When the next wild fire causes the evacuation of Carmel Mountain Ranch 2100 to 2800 vehicles will crowd the streets of Carmel Mountain Ranch attempting to leave the area at the same time.

The proposed Trails at Carmel Mountain Ranch development creates a significant safety concern to the community without a clear way to mitigate the safety concerns.

Thank you for your time and concern.

--
Jeffrey A. Ninberg, D.C.
12221 Creswick Ct
San Diego, CA 92128

Carey Fernandes

From: Dawn Nowlin <d.nowlin@sbcglobal.net>
Sent: Monday, April 6, 2020 4:51 PM
To: DSD EAS; Peterson, Jeff; black@sandiego.gov
Subject: Oppose Trails at Carmel Mountain Ranch/652519
Attachments: 20200404 EIR letter.docx

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hello, please find my response to the Trails proposal.

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch, Council District – 5, Environmental Impact Report,

Attn: E. Shearer-Nguyen, Environmental Planner; Jeff Peterson, Project Manager; Laura C. Black, AICP

Dear Madams & Sirs,

I am very concerned about a proposed change in the General Plan Amendment to enable the New Urban West Trails development. Approval would irreparably change the quality and character of the CMR community by increasing traffic, air pollution, noise, and compromise safety in this fire prone region. Furthermore, the area is zoned AR-1 likely with some foresight to preservation of paleontology, biodiversity and the narrow, hilly, and non-contiguous verdant landscape. Rezoning and urbanization of the region would contribute to deterioration of the climate and green space in San Diego County. I'll address my concerns in more detail.

Fire Safety is of paramount concern. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone due to the proximity of the Van Dam peak. A voluntary evacuation during the 2014 fires, very close to CMR, was a disaster in this area that demonstrated a lack of road capacity to quickly move residents to safety; *all* the CMR surface streets were congested and I gave up after 45 min to travel less than 3 blocks. Development of 1200 units estimates an increase of population by 25%. The lives of hundreds of people are already at risk if fire reaches homes. The NUW Trails proposal does not provide adequate thoroughfares for new residents and will further impact ability to escape the neighborhood during the inevitable fires in the future.

Development of 1200 units estimates an increase of 8,000 car trips per day that will funnel through the residential areas onto I-15 or Hwy-56. Hwy-56 is a major corridor that lacks public transportation, yet is the main route for schools, UCSD, and the tech/health science industries located off I-5. I've observed prolonged drive times from the ever-increasing residential density in Carmel Valley and foresee the ongoing Rancho Penasquitos (RP) development as a further strangle of Hwy-56. More traffic from NUW Trails would only aggravate this dilemma.

Traffic in the CMR neighborhood is already congested on Carmel Ridge, Boulton and Shoal Creek during the school year from lines of cars transporting children. It is difficult to navigate these roads in a timely manner. The NUW Trails proposal does not provide adequate thoroughfares for new residents and will funnel 1000's of more car trips/day onto existing roads already at a standstill during morning commutes.

Air pollution with the increased car traffic from CMR has the potential to reach unhealthy levels. This could become more pronounced if the newly reduced emission standards are embraced by the auto industry. I would hope that the EIR takes a broad view of current, new and pending development in regions surrounding CMR and consider the impact of increased emissions.

Noise from commuter traffic has gradually elevated over the years. It primarily comes from Ted Williams and I-15 but NUW Trails will add to noise throughout the neighborhood. It will not be just the engine noise, but also increased residential traffic that often is fast and with little regard to stop signs. It would be a clear detraction for the neighborhood if speed bumps and stoplights are considered as a mitigation strategy.

The Trails design is 100% multi-family units, mostly rental, and is not aligned with the existing neighborhood blend of mostly single-family homes, townhomes, and apartments. Additionally, the Trails requires alteration of the slope for the sites to accommodate construction of these buildings. This irreplaceable damage to the terrain and multi-family density of the units is inconsistent with our current visual amenities and character of the neighborhood.

I understand that there are paleontology remains on the proposed Trails property. This presents a cultural opportunity to highlight the indigenous people of the region and create an educational center like the Kumeyaay-Ipai Interpretive Center in Poway. It would be a historic and cultural loss if development covered or infringed on these special places.

Lastly, is the threat to biological diversity in the area targeted for the Trails. The golf course, even when it was in operation, provides a corridor for wildlife species not common in residential strips. I've observed western blue birds, red wing black birds, hawks, owls, coyotes, skunks, racoon etc.. Some have spotted bob cats which along with the coyotes are essential to keep the rabbit/rodent population in check. Increased urban density will displace many of these species and risks overpopulation of vermin that readily adapt to the human environment. It has also been shown that access to nature and a more open landscape is healthy both mentally and physically. The air quality benefits from filtration by the trees, while the sounds of song birds is soothing. The Trails spoils these opportunities and does not leave enough of the territory as green space.

I am a 20-year resident of this lovely community and would like to see a more rational approach to development, or better yet, the preservation of the agriculture zone of this region for the benefit of humanity and climate

Sincerely,

Dawn Nowlin

Sincerely,

Dawn Nowlin

Dawn Nowlin
11858 Wilmington Rd
San Diego CA 92128

4-Apr-2020

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District – 5, Environmental Impact Report,

Attn: E. Shearer-Nguyen, Environmental Planner; Jeff Peterson, Project Manager; Laura C. Black, AICP

Dear Madams & Sirs,

I am very concerned about a proposed change in the General Plan Amendment to enable the New Urban West Trails development. Approval would irreparably change the quality and character of the CMR community by increasing traffic, air pollution, noise, and compromise safety in this fire prone region. Furthermore, the area is zoned AR-1 likely with some foresight to preservation of paleontology, biodiversity and the narrow, hilly, and non-contiguous verdant landscape. Rezoning and urbanization of the region would contribute to deterioration of the climate and green space in San Diego County. I'll address my concerns in more detail.

Fire Safety is of paramount concern. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone due to the proximity of the Van Dam peak. A voluntary evacuation during the 2014 fires, very close to CMR, was a disaster in this area that demonstrated a lack of road capacity to quickly move residents to safety; *all* the CMR surface streets were congested and I gave up after 45 min to travel less than 3 blocks. Development of 1200 units estimates an increase of population by 25%. The lives of hundreds of people are already at risk if fire reaches homes. The NUW Trails proposal does not provide adequate thoroughfares for new residents and will further impact ability to escape the neighborhood during the inevitable fires in the future.

Development of 1200 units estimates an increase of 8,000 car trips per day that will funnel through the residential areas onto I-15 or Hwy-56. Hwy-56 is a major corridor that lacks public transportation, yet is the main route for schools, UCSD, and the tech/health science industries located off I-5. I've observed prolonged drive times from the ever-increasing residential density in Carmel Valley and foresee the ongoing Rancho Penasquitos (RP) development as a further strangle of Hwy-56. More traffic from NUW Trails would only aggravate this dilemma.

Traffic in the CMR neighborhood is already congested on Carmel Ridge, Boulton and Shoal Creek during the school year from lines of cars transporting children. It is difficult to navigate these roads in a timely manner. The NUW Trails proposal does not provide adequate thoroughfares for new residents and will funnel 1000's of more car trips/day onto existing roads already at a standstill during morning commutes.

Air pollution with the increased car traffic from CMR has the potential to reach unhealthy levels. This could become more pronounced if the newly reduced emission standards are embraced by the auto industry. I would hope that the EIR takes a broad view of current, new and pending development in regions surrounding CMR and consider the impact of increased emissions.

Noise from commuter traffic has gradually elevated over the years. It primarily comes from Ted Williams and I-15 but NUW Trails will add to noise throughout the neighborhood. It will not be just the engine noise, but also increased residential traffic that often is fast and with little regard to stop signs. It would be a clear detraction for the neighborhood if speed bumps and stoplights are considered as a mitigation strategy.

The Trails design is 100% multi-family units, mostly rental, and is not aligned with the existing neighborhood blend of mostly single-family homes, townhomes, and apartments. Additionally, the Trails requires alteration of the slope for the sites to accommodate construction of these buildings. This irreplaceable damage to the terrain and multi-family density of the units is inconsistent with our current visual amenities and character of the neighborhood.

I understand that there are paleontology remains on the proposed Trails property. This presents a cultural opportunity to highlight the indigenous people of the region and create an educational center like the Kumeyaay-Ipai Interpretive Center in Poway. It would be a historic and cultural loss if development covered or infringed on these special places.

Lastly, is the threat to biological diversity in the area targeted for the Trails. The golf course, even when it was in operation, provides a corridor for wildlife species not common in residential strips. I've observed western blue birds, red wing black birds, hawks, owls, coyotes, skunks, racoon etc.. Some have spotted bob cats which along with the coyotes are essential to keep the rabbit/rodent population in check. Increased urban density will displace many of these species and risks overpopulation of vermin that readily adapt to the human environment. It has also been shown that access to nature and a more open landscape is healthy both mentally and physically. The air quality benefits from filtration by the trees, while the sounds of song birds is soothing. The Trails spoils these opportunities and does not leave enough of the territory as green space.

I am a 20-year resident of this lovely community and would like to see a more rational approach to development, or better yet, the preservation of the agriculture zone of this region for the benefit of humanity and climate.

Sincerely,
Dawn Nowlin

Carey Fernandes

From: Pat Orris <patorris50@gmail.com>
Sent: Tuesday, March 31, 2020 4:18 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch Council District -- 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

I am very concerned about the negative impacts which will result if the Trails at Carmel Mountain Ranch plans are approved. The population of Carmel Mountain Ranch will increase by 25% yet the plan does not add capacity to residential streets. Parking near multi-family homes is already congested. I can't find parking now at Ralph's, Trader Joe's and Costco.

I worry about evacuating in a fire. How will 25% more people be able to evacuate without additional road capacity?

Currently we have adequate schools, a library, and police and fire departments. Even though the plan calls for 1200 more units it does not add schools, libraries, police and fire departments. These services aren't enough for 25% more people.

The proposed construction is not visually incompatible with our current neighborhoods.

The Carmel Mountain Ranch Community Plan is an excellent example of community planning. The Trails, on the other hand, would negatively affect the environment along the safety and the enjoyment of the current residents.

Sincerely,

Patricia Orris
13665 Essence Road
San Diego, CA 92128
858 524-9876
Sent from Mail for Windows 10

Carey Fernandes

From: Shearer-Nguyen, Elizabeth <EShearer@sandiego.gov>
Sent: Wednesday, April 1, 2020 8:46 PM
To: Alexandra Martini; Carey Fernandes
Subject: Trails at Carmel Mountain Ranch - NOP Comment (Pat Orris)

FYI.

Elizabeth Shearer-Nguyen
Senior Planner
City of San Diego
Development Services Department
☎ (619) 446-5369 | http://www.sandiego.gov

Please Note: Work hours are M-F 6am to 230pm

CONFIDENTIAL COMMUNICATION
This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

Carey Fernandes

From: ASHISH Pandit <aspandit@yahoo.com>
Sent: Thursday, March 26, 2020 9:52 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519.

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear sir / Madam

I moved 6 years back to this community with the hope that we will have the best place for my family to live. I currently work at UCSD as an IT architect my wife works as a civil engineer.

With this proposed project , I have some serious concerns.

Energy, Geologic Conditions,Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise,

Public Services and Facilities - it is hard to find parking even now and it is going to be even worse.

Visual Effect and Neighborhood Character - this was a planned community and gold course was part of the planned community. How can this change be made without community consent. Currently less than 25 % of spaces are apartment. We have been told it was going to be like homes. When the plans came out it was all 100% condos and apartments. This is really going to kill the whole community and culture.

Wildfire- most insunramxe companies refused to give us fire insurance in this area. With 1200 more apartments , the fire situation is absolutely going to be worst.

A concerned citizen and resident of CMR

Ashish

Carey Fernandes

From: Shilpa Parikh <shilpa19205@gmail.com>
Sent: Thursday, March 26, 2020 9:38 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Sir/Madam
My name is Shilpa & I am one of the residents of a beautiful community called CMR (Carmel Mountain Ranch).
I am not sure if I am writing this email to the right department so if you could forward it to appropriate party I'd really appreciate it!
Our home is fronting the golf course which is closed & they are proposing big apartment complexes & senior living homes in place of that.
The new development will impact so many residents, wild life & in general the environment in a very negative way. We understand the need for more housing, however without the supporting infrastructure, CMR is not the ideal place for that.
There are at least 3 big development projects city is planning in vicinity of the area & it will reduce the quality of life tremendously for which residents have paid their hard earned $$.
To name a few, it will definitely increase traffic, air pollution, noise pollution & in turn it will have direct impact on health & safety of the residents & wild life in the area.
It will drastically change the visual effect & neighborhood character!

This is our humble request to keep the zoning as is & not to change the 'planned community'.
Thank you so much,
Shilpa Parikh
(858) 504 1167

Sent from my iPhone

Carey Fernandes

From: Shilpa Parikh <shilpa19205@gmail.com>
Sent: Sunday, April 12, 2020 8:04 PM
To: DSD EAS
Subject: [EXTERNAL] Strong opposition to the project, The Trails" bu NUW in Carmel Mountain Ranch

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

Attn: Shearer-Nguyen

We live in a home which we bought with our very hard earned $$ to live in a peaceful, quiet, beautiful master planned community over looking the golf course. We very strongly feel that by allowing NUW to build high density apartments/homes not even 50 ft from our already small backyards city is doing total injustice to us!
Traffic in the area during prime time is already bad, schools are filled to the maximum capacity & fire hazard is all time high where getting fire insurance is already very difficult. Adding this much population to the area which is not suitable for it & which does not have infrastructure to support it is absolutely inappropriate. On one hand city wants to give more affordable housing & on other hand they want to give them bad quality of life with added congestion, air pollution & fire hazard!
Lately, ever since the golf course is closed, we have seen so many wild life emerging. We have observed so many birds species that we had not seen before. Our next door neighbor has seen coyotes & bob cats so many times in his back yard & not even mentioning so many trees & bushes, some of them are native.
We humans have destroyed the Mother Nature enough & we don't have the right to kill habitats of many varieties of birds, animals, insects & trees & in turn destroy them completely.
We understand the need for more housing in San Diego, however city can find so many other alternate places for that!
We strongly oppose this development & so does the whole community.
Hope this reaches to appropriate ears & our voices can be heard!
Thank you,
Shilpa
12088 Ferncrest pl
San Diego, CA 92128

Sent from my iPhone

Carey Fernandes

From: John Paterson <paterson@dslextreme.com>
Sent: Wednesday, March 25, 2020 6:51 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hi,
I live next to the Carmel Mountain Ranch golf course and am writing to express my opinion on changing the use of this land from agriculture zoning to residential zoning. Carmel Mountain Ranch community has little open space and all of the neighbors purchased our houses assuming that the golf course would remain in operation and continued to be zoned for agriculture use only.

My concerns are that this will significantly increase traffic, reduce local air quality, will damage our natural resources, and will pollute the stream that runs through much of this project.

If you have any questions please contact me.

Sincerely,
John Paterson
14750 Carmel Ridge Road
San Diego, 92128, CA
(858) 774-19123

Carey Fernandes

From: Ted Petroff <tedpetroff@aol.com>
Sent: Monday, April 13, 2020 4:36 PM
To: DSD EAS
Subject: [EXTERNAL] Project 652519 - The Trails at Carmel Mountain Ranch - New Urban West prospective developer

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

RE: Project 652519 - Trails at Carmel Mountain Ranch - New Urban West prospective developer

To Whom It May Concern:

My wife and I have resided in CMR since 1989, original owners on what was the first golf course fairway. We chose this development because of the Community Plan the planners developed in the 1980's includied a balance of single family homes and townhomes strategically planned to incorporate apartments and condo's placed in clusters on more appropriate 'outskirts' of the community. Smartly placed to minimize higher density traffic that is in inherent with apartment developments.

Residents of this beautiful city since 1980, we always expected some level of controlled population growth. Personally, since the mid 1990's the level of fast growth was troubling to us. The infrastructure was woefully behind. Watching I-15 go from 6 lanes to now about 14 helped but heavy traffic/ traffic jams are now part of everyone's world.

Understanding that the Trails project will add approximately 1200 units and possibly 2400 to 3200 residents/1200 to 1800 vehicles is totally disturbing. We made our residence choice on the basis of the characteristics of the CMR design, location, view of neighboring hills. We didn't (and don't) want any aspect of living in a high density area, residents living on top of each other. Our neighborhood shopping centers are already very crowded at this time. Just one-half mile west is a major high density project nearing completion (Pacific Village) along with a planned project (proposed 600+ units) on the closed Doubletree Golf Course. The consideration of the added density with these 3 projects could add 6,000-8,000 residents as well as that many more vehicles in a close dense circle of planned projects. **I personally consider this direction the city is taking on adding high levels of additional housing in such a small area, CMR and Rancho Penasquitos as evil - not only injurious to the property owners value but significantly altering the aesthetics, views, traffic density, additional crime statistics, lack of road infrastructure (accessing the freeway), and concerns about police, fire, electricity and water coverage.**

We are hopeful the city planners carefully consider the negative items that can result from this project and in conjunction with what is currently being built and proposed across the freeway from CMR.

Ted Petroff

Carey Fernandes

From: DIANE PETROFF <djachimpet@aol.com>
Sent: Sunday, April 12, 2020 2:56 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch/ 652519 - The Cedar Fire 2003, SAFETY CONCERNS

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Re: Trails at Carmel Mountain Ranch/652519 - Carmel Mountain Ranch
Council District 5

We moved to San Diego in 1980, when the I-15 corridor wasn't a crowded freeway, and cows grazed along the road. We knew that growth was expected, but not to the this extent. And, certainly not to the extent that the city is projecting.

We originally lived in Rancho Bernardo, and moved to the master planned community of Carmel Mountain Ranch in 1990. The golf course wasn't developed yet. But at least when it was completed, it was a friendly neighbor. But, as the area grew and built up, we realized things would change. So much so, that when the Scripps Ranch Cedar Fire raged in 2003, we had to evacuate. We saw the flames from our backyard. Even in that year, traffic was at a standstill trying to get out of the way of the flames. We spent 2 days in the Los Angeles area. We returned home to soot and ashes all over the yard, but luckily, we had a home.

BUT, should this happen in the future, with the continuous reckless development, we won't be as lucky if a wildfire hits! We may get the car out of the garage, but we won't make it to the freeway!

Besides the **FIRE SAFETY/WILD FIRE** CONCERNS……..

CONSIDER……..

AIR QUALITY
TRAFFIC - TRANSPORTATION
SEWAGE & WATER SYSTEMS

Please consider all the lives that will be affected.

With Appreciation,

Diane Jachim-Petroff

Carey Fernandes

From: Cynthia West <crwest@san.rr.com>
Sent: Thursday, April 9, 2020 8:15 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch- Project 652519 attn.: E. Shearer-Nguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

To Whom it May Concern:

I am writing to express my opposition to the Trails at Carmel Mountain Ranch project. The roads and freeways are already crowded in this area. Adding 1200 units will make the congestion and air quality much worse. The land is zoned for agriculture, I don't think it should be rezoned for this project.

Best regards,
Cynthia Rainbolt-West

Carey Fernandes

From: Hadi Rasouli <hadi.rasouli@gmail.com>
Sent: Monday, March 30, 2020 10:15 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Please stop this project. This project significantly reduce quality of life and creates significant negative environmental impact. Infrastructure can not handle building of the so many houses. School and children safety will be deteriorated with increased traffic.

Regards,
Seid Hadi Rasouli
Homeowner,
Carmel Mountain ranch

Carey Fernandes

From: D <sdwave99@yahoo.com>
Sent: Saturday, April 11, 2020 11:29 AM
To: DSD EAS
Subject: [EXTERNAL] Subject Line: Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

April 11, 2020

Attention: E.Shearer-Nyguyen

I am writing your office as a long time concerned home owner in the Carmel Mountain Ranch planned community. I live near the former golf course that has returned to a natural state. The golf course was seamless planned and integrated into the community over 30 years ago as a links style course with significant slope and narrow layout. It's physical layout is not conducive for development for many reasons to include erosion control, recent week of rain great example of erosion that will occur creating localized flooding and downstream flow of toxins into our ocean with increased runoff from new paved surfaces that are not supposed to be there. Come fire season, think of the increased risk to evacuate people trapped in the new construction with transportation choke points. There is no room for more streets jammed Ink to existing road network. Has transportation modeling been done to validate new transportation impacts and costs. The golf course is zoned agriculture for a reason and should not be changed. City planners need to think outside the box to address the now fallow golf course. The golf course was a planned community amenity and must be retained as an amenity. Ideas include conversion to executive style golf course, vineyard or brewery with park space. I understand need to increase affordable housing in San Diego but the narrow former sloped fairways now teaming with wildlife is the last locations to address this. The course is home to a variety of wildlife, natural streams and provides a critical habitat and corridor for wildlife and open space. It is not the home for hastily built condos. Would the new housing units truly be affordable. San Diego is inherently a desireable area for its world class climate and thus an expensive area.
Has the golf course plot been inventoried for endangered plants and animals as well as Native American sites? Ask the developer if they would want this development in their planned community?

I think we all know instinctively it's a bad idea to develop the former golf course on moral, ethical, environmental, spiritual and community quality and safety reasons. All these reasons greatly outweigh any benefit of building high risk housing.

Respectfully

David Russ

Carey Fernandes

From: Thomas Ruzika <truzika@yahoo.com>
Sent: Thursday, April 23, 2020 5:00 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch / 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Mrs. Shear-Nguyen,

I hope this letter finds you well. I live on Windcrest Lane adjacent to what used to be the 2nd hole of the Carmel Mountain Ranch Golf Course. One of the reasons my neighbors and I purchased our homes was because of the beautiful scenery the course had to offer. We know we will never get that view back, but are hoping you do not rezone it for condominimus for many reasons.

The first is the lack of privacy a new development will cause me and my neighbors. This will be especially worse if you allow condos that have more than two stories. Besides the additional noise, there will be a lack of privacy. My home and my neighbors' homes will be at eye level with a multi-level condo. We will have to close our curtains all day and will need to make sure our children are safe.

I love living in Carmel Mountain. It is a great neighborhood. However, it already is starting to get too crowded. The shopping complexes are overly crowded, especially during the weekend. It will get exponentially worse with new condo units.

Please consider this and please do not hesitate to contact me if you want more feedback.

-Thomas Ruzika
11791 Windcrest Lane
San Diego, CA 92128
858.775.9619

401 B Street, Suite 800
San Diego, CA 92101-4231
(619) 699-1900
Fax (619) 699-1905
sandag.org

MEMBER AGENCIES
Cities of
Carlsbad
Chula Vista
Coronado
Del Mar
El Cajon
Encinitas
Escondido
Imperial Beach
La Mesa
Lemon Grove
National City
Oceanside
Poway
San Diego
San Marcos
Santee
Solana Beach
Vista
and
County of San Diego

ADVISORY MEMBERS
Imperial County
California Department of Transportation
Metropolitan Transit System
North County Transit District
United States Department of Defense
Port of San Diego
San Diego County Water Authority
Southern California Tribal Chairmen's Association
Mexico

April 3, 2020 File Number 3330300

E. Sheaerer-Nguyen, Environmental Planner
City of San Diego Development Services Department
1222 First Avenue, MS 501
San Diego, CA 92101
DSDEAS@sandiego.gov

Dear Ms. Shearer-Nguen:

Subject: Trails at Carmel Mountain Ranch (Project No. 652519) Notice of Preparation

Thank you for the opportunity to comment on the City of San Diego's Trails at Carmel Mountain Ranch Notice of Preparation (NOP). The San Diego Association of Governments (SANDAG) appreciates the City's efforts to implement the policies included in San Diego Forward: The Regional Plan (2015 Regional Plan) that emphasize the need for better land use and transportation coordination. These policies will help provide people with more travel and housing choices, protect the environment, create healthy communities, and stimulate economic growth. SANDAG comments are based on policies included in the 2015 Regional Plan and are submitted from a regional perspective.

Active Transportation

In general, the proposed trail connectivity and closure to existing gaps will provide a significant benefit to this community. Please consider the following comments regarding active transportation within the project area:

- Pedestrian tunnels and bridges are not recommended for arterial streets; they pose issues for maintenance and safety. Instead, SANDAG suggests directing crossings to the closest signalized intersection, such as median refuge islands, shortening crossing distances, curb extensions, and signal timing improvements. Additionally, if biking is allowed on the trails, bike improvements should also be made at intersections, such as bike boxes, bike signals, and other similar improvements.

- The network of active transportation facilities should be extended to connect to the major community destinations in the area to enable people to access them through non-motorized means. Primarily, these include Shoal Creek Elementary School via Shoal Creek Drive, Carmel Mountain Ranch Community Center via an extension of the existing trail in the area, the Sabre Springs Transit Center and adjacent businesses via Rancho Carmel Drive and Sabre Springs Parkway, and Carmel Mountain Plaza via Rancho Carmel Drive and Highland Ranch Road.

    - At a minimum, Class 4 protected bikeways should be installed on Rancho Carmel Drive and Highland Ranch Road to facilitate these connections and associated improvements for walking and biking. Class 2 bike lanes should be painted on Shoal Creek Drive.

- Bikeways are called for on Rancho Carmel Drive, Camino del Norte, and an off-street path south of Highway 56 in the 2015 Regional Plan. This project should connect to those bikeways

Smart Growth

This project is not located in a Smart Growth Opportunity Area (SGOA) identified on the Smart Growth Concept Map. A key goal of the 2015 Regional Plan is to focus growth in SGOAs. Development in these areas supports a sustainable and healthy region, a vibrant economy, and an outstanding quality of life for all. Please facilitate access to any planned transit routes and services within the plan area.

Transportation Demand Management

Please incorporate meaningful connections between the Trails at Carmel Mountain Ranch and the Sabre Springs Transit Station and surrounding community to provide travel options for residents, encourage the use of transportation alternatives, and reduce traffic congestion in and around the proposed project area. The project should encourage the use of existing and proposed bicycle and pedestrian facilities by providing supporting amenities, described above and including secure bike parking, bike repair stands, and wayfinding signage to nearby transit and community destinations. Offering on-site shared mobility devices like electric mopeds and neighborhood electric vehicle (NEV) shuttles can provide a variety of sustainable travel options that are a good option for making short trips within and around the community.

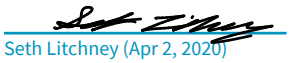
Information on transportation demand management (TDM) measures can be accessed through iCommuteSD.com. Also, information on shared mobility services can be accessed through sandag.org/micromobility.

When available, please send any additional environmental documents related to this project to:

Intergovernmental Review
c/o SANDAG
401 B Street, Suite 800
San Diego, CA 92101

We appreciate the ability to comment on the City of San Diego's Trails at Carmel Mountain Ranch NOP. If you have any questions, please contact me at (619) 699-1943 or at seth.litchney@sandag.org.

Sincerely,


Seth Litchney (Apr 2, 2020)

SETH LITCHNEY

Senior Regional Planner
SLI/KHE/mmo

Trails at Carmel Mt Ranch NOP - SANDAG Comments

Final Audit Report 2020-04-02

Created:	2020-04-02
By:	Katie Hentrich (khe@sandag.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAASZOIe8nIpYZRX2tNITmOQpSHAN91fnq0

"Trails at Carmel Mt Ranch NOP - SANDAG Comments" History

Document created by Katie Hentrich (khe@sandag.org)
2020-04-02 - 11:24:53 PM GMT- IP address: 192.82.119.35

Document emailed to Seth Litchney (sli@sandag.org) for signature
2020-04-02 - 11:27:04 PM GMT

Email viewed by Seth Litchney (sli@sandag.org)
2020-04-02 - 11:44:44 PM GMT- IP address: 70.95.116.120

Document e-signed by Seth Litchney (sli@sandag.org)
Signature Date: 2020-04-02 - 11:46:16 PM GMT - Time Source: server- IP address: 70.95.116.120

Signed document emailed to Seth Litchney (sli@sandag.org) and Katie Hentrich (khe@sandag.org)
2020-04-02 - 11:46:16 PM GMT

Carey Fernandes

From: Casey Sanfilippo <csanfilippo@gafcon.com>
Sent: Monday, March 30, 2020 10:11 AM
To: Peterson, Jeff; Black, Laura; DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project No. 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

I am writing to you as a concerned resident in Carmel Mountain Ranch regarding the above mentioned project set to be built in the now closed golf course in our community. I urge you to please consider the impact 1200 units will cause on our local traffic, school class sizes and wildfire risk. With the recent Coronavirus pandemic, I feel this is a wakeup call to city planners to be thoughtful on pushing high-density projects in areas that are already fully built out like Carmel Mountain Ranch. Please consider that CMR has a well-established community plan that has been respected for the last 30 years. Many of us purchased our homes knowing that the golf course would remain zoned as open space. Please take these guidelines into consideration when you do your reviews. Please consider noise pollution, increased traffic, impact to our local schools and fire/life safety.

We need to really be thoughtful of the safety impacts this development will have on all residents of CMR. How will emergency services be equipped to handle the additional density that comes with stuffing 1200 units into the golf course area? I want to go to bed at night knowing my two young boys will be safe in our neighborhood. Will there be adequate emergency services to accommodate the additional housing units? I want to know that there will be adequate resources at their current schools for whatever their needs may be. Our schools are already struggling. Will the local schools be able to accommodate the additional students that will come along with these housing units? I want to feel that once the next fire disaster rolls through this city (because it's not a matter of if, it's a matter of when) that my home will be safe here in Carmel Mountain. Will fire crews be able to have full access with so much more housing units added to our area? The additional housing WILL increase the fire risk in our community. Some insurance carriers will not insure homes in CMR because we are already considered a high-risk fire area. How will 1200 additional apartment units impact our fire safety? This is a life threatening proposal that will not only change the character of our community, but will severely impact our quality of life. Please take the pleas of our community seriously! Please review New Urban West's proposal logically and with common sense. The project is MASSIVE. I can certainly understand using some of the golf course for additional single-family dwellings (as this would stay in line with the housing types already built) but 1200 apartment units? I cannot even imagine how they could stuff that many apartment units in the proposed areas. Please, I beg you to do your due diligence as our city planners. Please consider smart growth practices. Please protect us from this atrocious project. I am truly scared for the future of Carmel Mountain residents if our city planners don't act in the best interest of the community at large.

Thank you for your consideration.

Casey Sanfilippo
direct 858.875.0018 | main 858.875.0010 | mobile 619.961.7298

This is an email from Gafcon Inc. This email and any attachments hereto may contain information that is confidential and/or contains proprietary information. This email is not intended for transmission to, or receipt by, any unauthorized persons. Inadvertent disclosure of the contents of this email or its attachments to unintended recipients is not intended to and does not constitute a waiver of the confidential or proprietary nature of the information or the related protections. We ask that you not share or forward this information to any unauthorized persons. If you have received this email in error, immediately notify the sender of the erroneous receipt and destroy this email, any attachments, and all copies of same, either electronic or printed. Any disclosure, copying, distribution, or use of the contents or information received in error is strictly prohibited.

Carey Fernandes

From: Vito Sanfilippo <VSanfilippo@valhallascientific.com>
Sent: Monday, March 30, 2020 9:55 AM
To: DSD EAS
Cc: 'troy@wealthanalytics.com'
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch/ 652519 - Community Area: Carmel Mountain Ranch - Counsel District 5

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Mr. Shearer-Nguyen,

I am writing to you as a concerned resident in Carmel Mountain Ranch regarding the above-mentioned project set to be built in the now-closed golf course in our community. I urge you to please consider the impact 1200 units will cause on our local traffic, school class sizes and wildfire risk. With the recent Coronavirus pandemic, I feel this is a wake-up call to city planners to be thoughtful about pushing high-density projects in areas that are already fully built out. We need to be thoughtful of the safety impacts these developments will have on all San Diegans. How will emergency services be equipped to handle the additional density that comes with stuffing 1200 units into the golf course area? I want to go to bed at night knowing my two young boys will be safe in our neighborhood. I want to know that there will be adequate resources at their current schools for whatever their needs may be. I want to feel that once the next fire disaster rolls through this city (because it's a matter of when and not if) that my home and everything we have worked hard to build, will be safe here in Carmel Mountain. Please take the pleas of our community seriously! Please review New Urban West's proposal logically and with common sense. I am truly scared for the future of Carmel Mountain residents if you and the other city planners don't act in the best interest of the community at large.

Thank you for your consideration.

Best Regards

Vito Sanfilippo
Resident

Vito Sanfilippo
Vice-President, Engineering
Valhalla Scientific

Direct Line
858-842-3809
858-329-0274
VSanfilippo@valhallascientific.com

12127 Kirkham Rd, Poway CA 92064
Ph 800-548-9806 | **Fx** 858-457-0127
ValhallaScientific.com | BodyCompScale.com

Carey Fernandes

From: KATHY SANTY <kathysanty@sbcglobal.net>
Sent: Monday, March 30, 2020 6:21 PM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch Development - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To: E. Shearer-Nguyen
City of San Diego, Environmental Planner

In regards to the above project in Carmel Mountain Ranch, my family and I have serious concerns about the impact that this development will have on our community and the families living herein.

As proposed, the 1,200 additional apartments and condominiums in our built-out planned development will have far reaching consequences in the areas of traffic, safety, noise, visual effect, neighborhood character and fire safety. Therefore, we do not support this development nor the proposed changes to the General Plan Amendment.

The anticipated addition of 8,000 car trips per day in CMR will certainly create more unsafe street conditions throughout the community; this is especially true for pedestrians and children walking in the affected areas near Highland Ranch Elementary School, which is already accessed by a dangerous intersection at Eastbourne Road and Highland Ranch Road.

Our street alone, the Eastbourne Road cul-de-sac with approximately 40 homes on it, would have an estimated additional 720 daily car trips as a result of the multifamily apartment buildings slated for construction on the former fairway behind our homes. These hundreds of added car trips would have a terrible effect on quality of life and safety on our quiet street; children and families frequently play in front yards and on sidewalks, with lots of pedestrian and bicycle activity. And this is to say nothing of the overflow parking from proposed 120 apartments units right behind our homes, which, as far as I can tell, have not been accounted for by the developers.

The negative impacts on neighborhood character and the drastic visual effect of the proposed addition of multi-story apartment buildings right behind our homes cannot be overstated. Our community has homes lined on both sides of the former golf fairways, and New Urban West's proposal to build two apartment buildings, totaling 120 units, 50 feet from our back yard fence on the 17th hole, would have significant negative impacts. These include noise, loss of privacy, major blockage of sunlight, and auto headlights and noise at night. These buildings are too close, too tall and too dense. What's more, the three to four-story story apartment proposed behind our residences even has a height exception requested by the builder, making them 7 feet taller than planning regulations typically allow.

And of course, fire safety. During prior regional fires, many panicked residents had difficulty safely evacuating due to jammed roads. With portions of Carmel Mountain Ranch in a very high fire zone, how would adding a 25% increase in our population without addition of road capacity be considered responsible planning by the developer?

Currently, we have a functional master plan in Carmel Mountain Ranch, with a mix of homes, condos and apartments appropriately placed. We understand the need for additional housing in San Diego, provided that it is well thought out, balanced and planned with all members of the community's needs considered. The impacts to current residents should not be ignored. New Urban West has not shown any desire to truly consider current residents concerns to ensure a great plan for all.

Respectfully,

Skip & Kathy Santy

Homeowner,
Carmel Mountain Ranch since 1988.

Carey Fernandes

From: Eric Schleicher <ericschleicherpt@gmail.com>
Sent: Sunday, March 29, 2020 6:54 PM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Stop the Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

I am a resident of Provencal place in Carmel Mountain Ranch and am writing in strong opposition to Project 652519 (Trails at Carmel Mountain Ranch) based on its inevitable negative impact on our community's transportation congestion, Noise, Visual Effect and Neighborhood Character, and Water Usage.

Eric schleicher
11109 Provencal Place
San Diego, CA 92128
518-229-8179

Carey Fernandes

From: John Schroeder <jschroeder390@gmail.com>
Sent: Thursday, April 2, 2020 12:04 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch, Project Number 652519, Council District 5, EIR Comments

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To: E. Shearer-Nguyen
Subject: Public Comment, Trails at Carmel Mountain Ranch, Project Number 652519

I have been a resident of Carmel Mountain Ranch for over 16 years. I do not support the proposed amendment to the Carmel Mountain Ranch Community Plan to allow construction of the project referred to as The Trails at Carmel Mountain Ranch.

This proposed community plan amendment, which proposes to construct 1,200 multifamily units on existing narrow strips of land snaking through the community, appears outrageous to me. This proposed development would have severe, negative environmental impacts on the entire community of Carmel Mountain Ranch.

These are my major concerns with this proposal.

TRANSPORTATION/CIRCULATION:

The transportation impact analysis estimates the project would increase neighborhood traffic by approximately 8,000 average daily trips, without any additional streets or street capacity planned. Many of the proposed developments would be accessed only through existing residential streets lined with the driveways of existing houses. Examples are Carmel Ridge Road, Windcrest Lane, and Eastbourne Road. This is a severe traffic safety issue with children present on these streets. There is also a traffic safety concern with existing residents attempting to back out of their driveways, contending with significantly increased traffic which these streets were never designed to accommodate.

Parking at retail shopping areas in Carmel Mountain Ranch is already at capacity most times of the day. Currently, it is difficult for residents to find a parking space for necessities at such retailers as Costco, Ralphs, Trader Joes, and Home Depot. The proposed increase of 1,200 units in Carmel Mountain Ranch would add to the approximately 1,500 new units planned for construction to the west, directly across Interstate 15, with no room for additional parking capacity at neighborhood shopping centers, parks or the public library.

WILDFIRE:

The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Adding 1,200 new units, with thousands of new residents and vehicles, without additional ways to leave the community in an emergency, would be a serious safety concern and a disaster waiting to happen. This area has been ordered to evacuate due to fire several times, and it will happen again.

VISUAL EFFECT AND NEIGHBORHOOD CHARACTER:

One of the objectives of the PARKS AND OPEN SPACE ELEMENT of the Carmel Mountain Ranch Community Plan (page 33) is the:

“Incorporation of the golf course, as a visual and physical amenity, which will link the natural and physical features of the community into a coherent whole”.

Although the golf course is no longer a viable business enterprise, the strips of land continue to serve their purpose as a visual and physical amenity, linking the natural and physical features of the community into a coherent whole. Please consider this community plan objective when evaluating the proposed plan to disassemble and remove this physical feature, replacing it with multifamily structures up to four stories high, and parking lots for these structures only feet from existing backyard fences.

Carmel Mountain Ranch was planned by the City of San Diego over 35 years ago, with every square foot allocated to a use, which resulted in an excellent model for what planned communities could be. The City of San Diego did a great job! Why disassemble the plan?

The proposed community plan amendment allowing for development of The Trails at Carmel Mountain Ranch to be squeezed into the narrow strips of open space left by the former golf course would negatively affect the community significantly.

John Schroeder
13779 Lindamere Lane
San Diego, CA 92128
858-442-9916

Carey Fernandes

From: darrin schwabe <dschwabe18@gmail.com>
Sent: Thursday, April 2, 2020 4:38 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To Whom It May Concern:

I am a 14 year resident of Carmel Mountain Ranch, and was born and raised in San Diego County.

I do not support the proposed changes to the General Plan Amendment. I have many concerns in all the areas that your department will be reviewing. This correspondence will outline the most significant impacts.

My family and I moved to this specific location due to the availability of resources such as education, safety (fire and police), adequate infrastructure, and open space, and manageable community movement in the way of traffic, exit routes, lines, and polution.

The creation of 1,200 new multi-family units will create severe negative impacts on the community. If approved, the population of the community would increase by 25%. The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Camel Mountain Road.

State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous. The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25% more people without adding more road capacity to get people out in an emergency?

The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable. It seems to be such a waste of a good plan!

Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive. Fire Safety is also of paramount concern

Please know, I am not asking for preserved beauty and comfort, I am asking for essential services to not be overwhelmed past capacity effecting the necessary quality of life for families to live where they can rest assured their fire, police, education and infrastrucutre can propoerly maintain a baseline of needed support.

Sincerely,

Darrin Schwabe and Family
858-829-8969

Carey Fernandes

From: Singh Family <gurarshsingh@gmail.com>
Sent: Thursday, April 9, 2020 7:04 PM
To: DSD EAS
Subject: [EXTERNAL] Carmel Mountain Ranch

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hello,

I am living in Carmel Mountain since 1999 bought my home. My self and my family strongly oppose the project in the golf course.
Any questions feel free to contact me.

Best Regards,
Akbal Singh
11742 Castile Way SD CA 92128

Carey Fernandes

From: espedale . <erikspedale@gmail.com>

Sent: Friday, April 10, 2020 2:31 PM
To: DSD EAS
Cc: Troy Daum
Subject: [EXTERNAL] Objection to Trails at Carmel Mountain Ranch – Project 652519; attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Ms. Shearer-Nguyen:

I strongly oppose the proposed project referred to as "Trails at Carmel Mountain Ranch", Project Number 652519, as submitted by NUW-CMR LLC (Developer) and PACS Enterprises LLC (Property Owner) to the City of San Diego Planning Department and Development Services Department) for the following reasons:

1) **Traffic impact**: Millions of our tax dollars went to widening the I-15. Project 652519 would completely undo that expensive effort by adding traffic where it would most likely exacerbate the bottleneck at Rancho Bernardo. That segment of freeway has no room to expand, so what next? I am currently writing an article addressing this issue for submission to the San Diego Union Tribune.

In addition to impacting the I-15, the neighborhoods in Carmel Mountain Ranch are already dangerous due to the high density of people driving in excess of the posted speed limit along residential streets. Some local streets have gone so far as to install speed bumps to encourage drivers to slow down, but it has not helped to any significant extent. Imagine the impact of over 2,400 additional drivers (average two per unit) on our already dangerous residential roads!

2) **Water**: The precipitation has been good this year, but what about future years when we experience another drought? How angry do you think residents will be at your department when they are asked to significantly reduce their water usage even though you approved thousands more units that are greatly increasing water usage? How effective will anyone feel your environmental impact analysis was when we are facing water shortages? We will not forget.

3) **Zoning**: That land is zoned agricultural and should not be changed because some developer stands to make money. We understand that the land owner has the right to sell the land, but it should not be rezoned simply for the benefit of making more money when it impacts our environment. The owner bought the land as AR-1 zoned and it should be sold as AR-1 zoned.

4) **Egress During Fires or Earthquakes**: At the current population levels, it is difficult to leave our area in a reasonable amount of time in the event of a fire. Again, we've had 6 major fires in the last 15 years and it's a question of when, not if, the next fire will threaten us. Increasing our population by 25% will severely impact our ability to safely evacuate this community during the next wildfire.

Again, I strongly oppose this proposed project and will vote against anyone who willfully signs off on it. There will be a very steep political price to pay for anyone who moves this ill-conceived project forward. We are a very motivated and engaged community and we will remember those who ignored the concerns of the residents.

Sincerely,

Erik Spedale

Carey Fernandes

From: Michael Sperry <mbsperry601@aol.com>
Sent: Sunday, March 29, 2020 10:36 PM
To: DSD EAS; Peterson, Jeff; black@sandiego.gov
Subject: [EXTERNAL] Enviornmental Impact Report - Trails at Carmel Mountain Ranch - 652519 - Community does not support proposal

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Subject: Project Name - Trails at Carmel Mountain Ranch/652519, Community - Carmel Mountain Ranch
Council District – 5, Environmental Impact Report,

Attn: E. Shearer-Nguyen, Jeff Peterson and Laura Black

To Whom It May Concern:

My husband and I are concerned citizens of Carmel Mountain Ranch. We are also member of CMR United which has over 500 volunteers who support the Carmel Mountain Ranch Community plan. We do not support the proposed changes to the General Plan Amendment. We have enjoyed living in Carmel Mountain Ranch for 24 years. The original plans took 10 years in the making and we love the community that was formed from their plans.

We have many concerns in all the areas that your department will be reviewing. This correspondence will outline the most significant impacts, Transportation/Circulation, Fire Safety, Public Services and Facilities, Visual Effect, and Neighborhood Character.

The creation of 1,200 new multi-family units will create severe negative impacts on the community.

The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25%. The proposed plan does not add any additional capacity to residential streets.

The planned increase of 1,200 units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joes, and Home

Depot. During the current Coronavirus pandemic these stores could not keep up with the necessary needs of the community without the demand of the additional 1,200 units.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200 new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive, Capewood and Windcrest Lane. The proposed units do not have adequate parking on their property for the high density apartments and townhomes. The spaces per unit is lower than the existing three apartment communities in our neighborhood.

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous. The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25% more people without adding more road capacity to get people out in an emergency? Most of the new townhomes and apartments are planned to have one road in and another out. During a fire those people would be on already jammed streets. Fires in San Diego are not an if, but a when. Please plan responsibly.

The Community Plan has been in place for over thirty years. It is a good plan. We have adequate schools, a library, and police and fire departments. The developer must add not only the capacity to the infrastructure; they must also add the staffing. Schools, police and fire are all at capacity. It is not enough to add classrooms to a school, but you must also add teachers. It is vital to include the professionals needed for these necessary services.

Finally, we have concerns about the inconsistency of the new units. Our community is a beautiful blend of single-family homes, townhomes, and apartments. The proposed plan amendment is 100% multi-family, with 80% of those units as apartments. The inconsistency is staggering. The size of these new units, 3 to 4 story buildings, will tower over the existing homes.

The Trails plan also calls for extensive grading to level the pads where apartments are to be located. Ours is a hilly community. Existing buildings are terraced up and down the landscape. New Urban West proposes to cut into the hillsides and then fill in the lower section of the grading to create a level pad.!! That type of construction again is

inconsistent with our current visual amenities. Any new building should be designed to seamlessly fit into neighborhoods.

The Carmel Mountain Ranch Community Plan was created by developers and the city. It was ten years in the making and has remained intact for thirty years. An example of excellent planning! The proposed changes will impact the environment negatively. Over 90% of the units will not be affordable. It seems to be such a waste of a good plan!

Please help keep Carmel Mountain Ranch a well planned master community.

Sincerely,

Mike and Beth Sperry
858-254-9672

Carey Fernandes

From: Mike Sperry <mbsperry@aol.com>
Sent: Thursday, April 9, 2020 5:39 PM
To: DSD EAS; Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch/652519, Council District 5, Environmental Impact Report

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Attn: E. Shearer-Nguyen, Jeff Peterson and Laura Black

Dear Sirs/Madam:

I am writing this letter to voice my concern with proposed changes to the Carmel Mountain Ranch Community General Plan Amendment. Specifically, the re-zoning of golf course land to allow construction of up to 1,200 new multi-family units.

I recognize the perceived housing shortage in San Diego. However, it is worth noting that in the latest draft (November 15th) of the City of San Diego General Plan Housing Element 2021-2029, an Adequate Sites Inventory assessment has been completed demonstrating that the City already has enough sites zoned to meet the City's RHNA target of 107,901 new units. My interpretation of this assessment is that re-zoning CMR's precious non-residential open space is not essential to meeting the future growth needs of our city. I agree that it will provide additional housing, and obviously tremendous profit for both the golf course owner and builder, but all at the expense of permanently altering the entire community's character while overtaxing the existing, planned community infrastructure.

I was a Carmel Mountain Ranch resident during the 2003 Cedar fire that erupted in the middle of the night and tore thru several of our local communities. I had been camping with a scout group at Dos Picos Park in neighboring Ramona, and was forced to flee the campground that morning with 4 boys as 60' flames raced down hillsides and threatened to block our exit. Ramona is a much more spread out community than ours, and I recall wondering how quickly I would have been able to get my family out of harm's way had the fire burned thru the open space directly behind my house. It seems logical to me that adding 25% population density to our community will proportionally increase our overall risk when the next wildfire strikes. I do not believe this would a responsible decision.

I also feel I must point out the very unique and real concerns arising from the current COVID-19 national pandemic. It seems very apparent that the spread of the coronavirus has been much more prolific in our nation's more densely populated cities. I would hope that the City will take the time to responsibly evaluate the wisdom of approving a project that will increase our community's population by roughly 25%. Perhaps it is time to re-evaluate other land use options outside of our established community boundaries, where population density will not be as severely increased.

I thank you in advance for your consideration in this matter, and I look forward to hearing of your decision.

Regards,

Mike Sperry

Sent from Mail for Windows 10

Carey Fernandes

From: Erica L. Spinelli <ericalspinelli@gmail.com>
Sent: Sunday, April 12, 2020 9:00 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Hello,

I am a Carmel Mountain Ranch resident writing to you regarding my strong opposition to Project 65219—Trails at Carmel Mountain Ranch. As a 10-year resident of this area, I can say that the proposed project will drastically change the character of this neighborhood, which my family and our neighbors intentionally selected for our families. When we purchased our home in 2010, we bought into a mature, master-planned community with clear zoning and well-designed mixed land uses. Please do not authorize the proposed land use designation change or Project 65219 due to its significant environmental effects and major impacts to the existing neighborhood character.

Land Use: This neighborhood offers a well-designed mix of land uses carefully separated and visually delineated. For example, commercial and industrial uses are visually obscured from residential areas and apartments/townhomes/condos are obscured from major roads and tucked into hillsides. The former golf course provides beautiful, “natural” open spaces for all to visually enjoy. All of this would be negatively modified by a change in land use designation and the infill of new multi-story, residential units in the former open spaces.

Visual Effect and Neighborhood Character: As noted above, CMR is masterfully crafted from the standpoint of visual design. Rooflines of existing homes frame, but do not obscure, the viewshed toward the mountains. The golf course itself was thoughtfully woven in between residences to allow for exposure to greenery/trees and to maximize the feeling of open space between homes. Imposition of multi-story, apartment structures into the areas of the former golf course will destroy the master plan and deprive neighbors of the neighborhood character, property values!, quiet, and safety that attracted them here in the first place. Apartment dwellers and renters without a long-term stake in a community often have different perspectives, noise levels, and socio-economic status. Introduction of more apartments and rentals would further alter the density, overpopulate the area, and be sure to change the already-diverse character of our neighborhood.

Transportation/Circulation: Our neighborhood’s numerous shopping districts are regional centers and already attract shoppers from CMR, Rancho Bernardo, Poway, Scripps Ranch, PQ and beyond. Parking lots are already full on weekends and weeknights. Our neighborhood schools are already a nightmare at drop off and pickup. Adding so many new, multi-unit dwellings will exacerbate an already-problematic traffic environment and circulation system.

Public Services, Facilities, and Utilies: As a master planned community, CMR infrastructure was designed to accommodate the existing residences. Addition of so many new residences and residents will overwhelm our local schools, library, community pool, recreation center, and utility infrastructure. Additionally, we and our neighbors were drawn here to the excellence of Poway Unified schools and have paid the price in Mello Roos and taxes for the pleasure. To see those schools negatively affected by the sheer number of new students associated with the proposed project would be politically unpopular for whomever supports this project. Despite whatever promises the developer may make, I don’t anticipate that the developer will realistically be able to deliver on any promises of expanded services, particularly within the new economic environment unleashed in the wake of COVID-19. The last thing this community needs is an ill-conceived project starting and then running out of funds.

Financial Feasibility: As noted above, the financial feasibility of this project needs to be reassessed in light of COVID-19. Will the developer be able to successfully complete the project? Will there still be a market for this newly-created, market-rate housing?

Keep the CMR Plan! And please reject the proposed project and land use designation change!

Thank you for your consideration,
Erica Spinelli
CMR Resident

Carey Fernandes

From: Keith Stuart <keithostuart@gmail.com>
Sent: Sunday, April 12, 2020 1:20 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To whom this may concern,

I am a resident on Carmel Mountain Ranch (CMR). My home backs up to what used to be the 16th hole of the Carmel Mountain Ranch golf course. The 16th hole has a relatively narrow fairway with single family homes on either side.

New Urban West wants to build a 3 story apartment complex down the 16th fairway. In fact, their plans are to build apartments and condo complexes in all of the fairways they intend to develop.

CMR is already at a very high density. The streets are crowded, as are the parking lots and stores in our community. Adding upward of 1200 units would greatly decrease the quality of life in CMR and severely tax the infrastructure, increase noise (especially for those of us facing the apartment buildings), pollution and crime and reduce property values. It would also create a safety problem in the event of a fire because the streets in our community were never intended to accommodate such a large population increase.

I paid a premium for a home that backed up to a golf course, and it just isn't fair for a greedy developer to use this land to maximize their profits by packing as many units as possible into small open spaces between single family homes. I urge you to not approve their request for a zoning change.

Thank you,
Keith Stuart
12253 Eastbourne Road
San Diego (CMR)

Carey Fernandes

From: John Sudol <jsudol99@gmail.com>
Sent: Saturday, April 11, 2020 7:16 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 Attn.: E. Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

To whom it may concern,

My wife Kim and I are residents in the Carmel Mountain Ranch community and we vehemently oppose the proposed zoning change of the Carmel Mountain Ranch golf course property from Agricultural to Residential.

The multimillion dollar astute businessman property owner that bought the golf course ~10 years ago, fully knew what he was buying at that time and cares nothing about the community he doesn't live in. He only cares about flipping the property for a multimillion dollar profit by influencing the right politicians in town to change the zoning at the expense of the community.

There has only been hearsay on his self interested part that he was not profitable. There are many improvements that could be made to lower his expenses and increase his sales. But, that's not his interest, it's just easier for him to try to flip the zoning and the property to for profit developers that don't care about the community.

The golf course counts for approximately 1/2 of our communities open space.

The proposed 1200 units of 3 & 4 apartments/condos/townhouses will add ~8000 car trips in our already over trafficked streets in our once beautiful suburban community.

It will use more water than the existing Golf Course, overburden our schools, overburden our sewers, our on street parking, our stores and supermarkets. It will increase noise, air and water pollution.

In the event of a wildfire emergency, the current road system will not be adequate to allow people to flee the path of the fire.

This is a planned community that was specifically planned by the San Diego planning commission with the existing and already limited open space.

Are we saying that the decisions that took over 10 years for our Planning Commission to decide on, 30 years ago, on how to develop Carmel Mountain Ranch were made by inept people? Or, is there some kind of fraud on the CMR and SD County homeowners and taxpayers trying to be perpetrated here?

The planning commissioners cannot allow more golf courses to be turned into housing developments. No one will ever want to buy a golf course property in the county again. Slowly but surely you'll turn San Diego into the traffic nightmare, crime infested, graffiti ridden city called Los Angeles where more taxpayers are moving out than in.

In our most recent election, San Diego's politicians heard from the voters by the rejection of Measures A & B that we don't want anymore over crowded developments that our infrastructure cannot support.

Lastly, in light of the current pandemic affecting our country and economy, the likelihood of another real estate crash is pretty certain. the chance of the developer being able to complete this type of development with the lack of bank financing is highly unlikely not to mention finding buyers for the proposed housing. San Diego would probably be better served rezoning some of the vacant retail and light industrial space that currently exists and will likely increase dramatically in the weeks and next few years to come.

I really hope common sense and smart planning and zoning logic prevails that rejects this rezoning project proposal 652519. Let the multimillion dollar businessman land owner honor the existing zoning that he knew was Agricultural when he purchased it and stop trying to pull a fast one on the resident voting taxpayers of CMR.

Respectfully yours,
John & Kim Sudol
12037 Tivoli Park Row
Unit 2
San Diego, Ca. 92128
C 858-472-7792

Carey Fernandes

From: Martin Teal <marty.teal@sbcglobal.net>
Sent: Monday, March 30, 2020 7:28 AM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

Dear Sir/Madam,

I am concerned that if approved this project will result in significant impacts to the environment and standard of living of the neighborhoods. The main impact that I see from this project is the increased number of average daily trips for a road system not designed for that level of traffic. This will result in a decreased level of safety and increases in congestion, pollution, and noise levels. As a professional hydrologist, I am also concerned about the increased levels of runoff as grassed areas are converted to impervious surfaces such as pavement and roofs. This project should be strictly held to hydromodification requirements as receiving bodies such as Chicarita Creek are already impacted by urban runoff.

Sincerely yours,

Martin Teal, PE, PH
11975 Brewster Court
San Diego CA 92128

Sent from my iPhone

Carey Fernandes

From: Valerie Thompson <vdt@san.rr.com>
Sent: Wednesday, April 1, 2020 2:41 PM
To: DSD EAS
Cc: Peterson, Jeff; Black, Laura
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Representative,

I am an original owner of a home which faces the former Carmel Mountain Ranch Golf course. Upon reviewing the plans submitted by developer New Urban West, it sickens me to see how many units are being proposed without any regard for how this negatively impacts the character of Carmel Mountain Ranch, as pledged in the community Master Plan. Traffic is already at a peak, with backed up cars being the norm for morning commutes, school drop offs, and shopping expeditions. The visual effect of the addition of towering buildings to our two story norm is reminiscent of a poorly planned afterthought often seen in areas of urban blight that stick out like a sore thumb.

The Carmel Mountain Golf Course was built to wind through the community as a centerpiece, and small back yards typically abutt immediately adjacent to former tees and cart paths. The course is notoriously narrow, relative to many other golf courses in San Diego County, so much so that while open, this resulted in many homes being pummeled regularly by errant golf balls. The addition of structures in those already narrow passageways is an intrusion that introduces uncomfortable claustrophobic proximity with regard to noise and visual eyesores in what had been planned as an open area, offering beautiful green views. We paid a premium for such views when we purchased our home in August of 1986.

The increased activity will undoubtedly also result in a negative affect on air quality in an area already receiving pollution from Interstate 15. We do not want our area do become another community famous for pockets of unhealthy air, like Alpine. The quality of the water in the incumbent Chicarita Creek could also be impacted by increased commerce and number of residents.

We have enjoyed being able to observe native species of birds, mammals, plants, insects and reptiles who flourish in the open space provided by the CMR Golf Course. The environmental impact of this construction and subsequent increase in activity would surely detract from native wildlife's ability to survive, as the habitats of the uninterrupted corridor provided by the existing green space would be altered irreparably, resulting in distant patches of suitable habitat, similar to what has resulted in the demise of rare and endangered species like the California Gnatcatcher and Fairy Shrimp formerly common to San Diego County.

I appreciate your consideration for those of us that put our life savings into a home purchase that was promised to provide aesthetic open space, and a community not plagued with traffic congestion and overpopulation. When we purchased our home, we trusted that the City would support the themes of the Master Plan, even if the Golf Course were closed. There has to be a way to downsize the New Urban West project (or another less greedy developer's) so that they meet the goals designated in the original city-approved Master Plan for Carmel Mountain Ranch.

Respectfully,

Valerie Thompson
14004 Chicarita Creek Rd.
San Diego, CA 92128

Environmental Concerns for Project - Trails at Carmel Mountain Ranch (Project No. 652519) and fall under the following categories; Land Use, Transportation/Circulation, Air Quality and Odor, Biological Resources, Energy, Geologic, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Paleontological, Resources, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effect, Neighborhood, Water Quality, Wildfire.

I have been a home owner in Carmel Mountain Ranch (CMR) since 1998. While looking for a home in San Diego county to raise our family, we limited our decision to two properties, one in Scripps Ranch and one in CMR.

We decided to make our home in CMR as we loved the layout of the community, the character of the community, the elementary school had a high rating and the entire community was situated around a golf course, which was important, since my family was comprised of avid golfers.

The other property in Scripps Ranch actually looked better on paper, it was newer, more spacious, bigger yard, on a cul-de-sac, better upgrades throughout and also good school district. The main deterrents for me in regards to this property was it butted up against an open field and I did not want to live where I feared that someday there would be a big development project behind my home. I had already made that mistake years previously by purchasing a home in a new development community and the construction went on for years. I did not want to go through that ever again. It was common knowledge that CMR was a master planned community, the golf course was the center focus of the community, and every element in the master plan was designed around the golf course.

Currently, CMR continues to be a beautiful master planned community. The quaint library and recreation center and sports field are smaller and a bit more crowed when compared to other nearby communities, but they are doable for the current population of CMR. Our streets are safe and quiet. Some neighbors organize comfortable area groupings with neighbors who have similar interests. Fairway Village has a display of lights at Christmas time without the need for extra security or traffic concerns.

I find the plan put forth by New Urban West (NUW) is full of many environmental impact concerns that if not dealt with properly, will completely destroy the character of CMR. I fear, NUW has either over looked or omitted these areas of concerns to save costs and/or time in order to rush this development along. Other concerns I have are the extent to which this development will cause financial hardship and other personal hardships for a large percentage of current CMR residents. This plan is currently presented on a piece of paper, but we must remember our decisions regarding this plan will impact the residents, both current and future, on a daily, yearly and for some a lifetime.

NUW's plan takes CMR from suburban to urbanization resulting is a competition of resources, shelter, employment, living standards, overcrowding, homelessness, needed outreach, places of worship, expanded recreation facilities, schools, library, more accessible parks. NUW's plan does a poor job with all these areas.

First lack of facilities, I am concerned both the already too small library and recreation center will not be able to adequately facilitate the additional programs and resources that will be needed for an increase in population especially such a drastic jump in the population that NUW's plan will create. NUW's plan encourages a spike in CMR's demographics to that of low-mid income-earners. Studies shows these families do better when after-school programs, community programs and other neighborhood services are made accessible to them. How will CMR's already overcrowded recreation center with already overfilled programs be expanded? How will CMR's library's programs and the library building be expanded? Would our current residents have to suffer a loss to their family's involvement of community activities to facilitate new resident? In the community plan of 1984 these services were the responsibility of and provided by the developer.

Plus, many essential services to accommodate the new population growth have been entirely left out of NUW's plan. With such a drastic increase in population, the community of CMR will need to look at additions to school facilities. How would current elementary schools be expanded or should a new elementary school be added to CMR? With such an increase in new population should a middle school and high school be considered for our community? Where would these schools go? These are essential facilities every community requires and these issues have to be addressed in the overall plan. We rely on a partnership with our neigboring communities for middle school and high school education, but these communities are also expanding with new development.

NUW's plan will FORCE a change to the demographics in CMR in regards to a drop in median household income (MHI), age restricted areas, reduction in the average square footage of dwellings, increase in concentration of dwellings per acre and increase in rental units compared to home purchases. I am very concerns this change in demographic will have a devastating impact on the CMR community both current and future.

NUW's plan is not addressing the extent to which its overcrowding it cause to local services. This plan also assuming 55+ residential communities will not put much demand on CMR's local services such as the libraries, recreation center, entertainment, eating out, shopping etc. CMR is already overcrowded with nearby communities shopping here and the parking lots around grocery stores are excessively full throughout the day. NUW's plan offers only food trucks, tented markets, an occasional movie night. All these services in themselves are not permanent structures or services and offer nothing more than another element of confusion as to how will they be regulated, organized and sustained.

Further, NUW's plan drastically lowers the HMI for CMR. And yet once again they have added no means to deal with the downfall current residents will suffer due to this nor do they put in place added services to support the low-mid income occupants, that once again their plan is forcing upon CMR. The community of CMR will see much added neighborhood stresses because of lack of planning in NUW's plan. NUW's plan does not offer the support services and facilities that will be needed to manage this combined community stress. The plan needs to offer more community support services to assist the household demographic NUW's plan is attracting to CMR and the plan needs to help current residents deal with how this plan will change our community dynamics. On top of all this, NUW's plan has not taken into account that CMR is a very diverse community. CMR currently has a greater need for places of worship and enclosed facilities where different ethnic groups may gather to celebrate their faith, culture and customs. Currently, the only structure that can be used to bring large gathering and celebrations is the clubhouse. And NUW's plan is to tear it down. How is it, NUW's plan is to increase our population so dramatically while knowing that CMR currently does not have one single facility spacious enough to hold community gatherings. Our community cannot even hold a HOA meeting within our boundaries. Before, the need food trucks, tented markets and movies on the lawn, we need to figure out how to facilitate our current population with facilities built with solid permanent walls and a roof.

CMR in currently burdened with having nowhere left to expand. This community is pressed on all sides by Rancho Bernardo, Poway, Sabre Springs, Scripps Ranch, Rancho Penasquitos and Carmel Valley. All of these communities are also getting push by developers and the city to continuing to develop. Some of these plans include development right to our shared boundaries. Already, many residents in neighboring communities come to CMR for goods and services. This has put a huge strain on our limited services. Also, CMR is at full capacity in regards to the utilization of its community's facilities and services. And it is imperative to address how NUW's plan will address the needed facilities and services for any increase population to CMR and future planning must be done to determine how all developments in neighboring communities will affect CMR. Further, as more development happens around us, we will be at higher fire risks. There is a direct correlation to increase population and increased fire risk. Once again, NUW's plan does not take any of this into consideration and has taken no extra measures to ensure the stability, safety, and functionality of our community and our neighboring communities.

Another concern I have is the layout of NUW's plan that situates multi-family rentals sitting between single family dwellings as this most likely will cause community aggression and exasperate environmental concerns with noise pollution, light pollutions, and other annoyances. Along with the occurrences of every day accidents that come about in households, cars, and public places, NUW's plan should account for the need for added police and firefighters. Yet there is no plan for adding a police station to CMR nor an additional bay to our fire station. The private golf course will be replaced with a 24-7 open public park, trails are located behind backyards that have open wrought iron fencing. Current residents will lose all their privacy and may have to put up with pedestrians loitering at all times of the day and night. Many parts of the trail system will allow pedestrians to venture right behind properties and look right into backyards on a 24 hours basis.

There will be extreme impact to those properties that butt up against the golf hole/green/open space. Particularly, Unit 1,2,5,6,8,9,10,11,16,17,18 that are spec for multi-story, multi-family dwellings as this will change the entire visual effect. Backyard fencing is wrought iron so current residents can enjoy golf/green/open space. Most of these properties have had landscape in place for decades to maximize and

enjoy views, have installed pools and spas to optimize the view of golf/green/open space and otherwise have furbished both softscape, hardscape and functionality of exterior and furnished interior parts of homes to take into account views.
And NUW's plan is designed to go throughout the CMR community with extreme disruption of character of building type, building style, and flow. Layout of single-family dwellings to multi-story, multi-family back to single story is awkward, confusing, lacks a logical and visual flow in planning.
NUW's plan will drastically impact the very character of our neighbourhoods'. We have a quiet neighborhood where we enjoy a peaceful outdoor environment. NUW's plan tries to force a more interactive presence that current residents to not want. The danger of our current pandemic with COVID-19 is a great indicator as to why communities should be left to enjoy a quiet, non-populous area on their own and a current and future concerns we now have to take note of when our development plans force larger numbers of neighbors to gather into smaller areas. Current CMR residents do not seek to bring entertainment and socializing activities into our residential area but rather leave those entities in our outlaying service areas.
Traffic concerns, both 15 and 56 freeways have been expanded and/or added and are already at maximum capacity. Main roads like Carmel Mountain Rd are getting backed up at the intersection of Rancho Carmel Rd. Further, CMR has already experienced more growth then the original master plan included with the addition of The Summit and Cypress Greens. These communities increased the population of CMR over and beyond what the original master plan allotted for. Great measures were taken by the developers so these communities so these areas enhance CMR. They took measures to blend these areas into the existing surrounding and minimized putting burden and strain on the older residential streets and neighborhoods. Both of these developments are located on the outer edge of the community and had little impact on current resident before, during and after construction. Although the 10% affordable units were considered part of the Cypress Greens develoment, the city allowed the developer to pay a fee in lieu of not meeting the 10% margin.

NUW's plan will completely destroy our community's layout. There is no space to put extra roads and manipulating road ways across sidewalks and near existing homes will create a dangerous unnatural flow especially around units 1,2,5,6,8,9,10,11,16,17.

NUW plans to add the majority of its dwellings as close as possible to the centre of CMR around the Belle Fleur area. Many streets in this area have already had to ask for speed bumps to deter through traffic, to decrease ADT and to slow traffic down for safety reasons. NUW's plan will exasperate this issue especially throughout the Belle Fear area.

With almost 50% of all new units surrounding Belle Fleur, this plan looks like a fortress of multi-story buildings that will put a dangerous barricade around the existing community in Belle Fleur.

This will cause safety issues with getting in and out of Belle Fleur on a daily bases and will cause dire safety concerns in the event of a disasters. Plus, traffic flow issues on residential streets, parking issues, noise pollution, light pollution, air quality concerns, abnormal and unfair high concentration of population to current residents in Belle Fleur.

Again, NUW's plan is too centralized and there is concern for nano pollutants, the unnoticeable contamination from car exhausts and manganese from building sites, cooking and heating waste to name a few. Nano pollutants are considered more lethal to cells of living organisms as compared to conventional pollutants resulting in further critical illnesses.

California is already considered the most air-polluted state of the US. This substandard air results in serious air passageway illnesses in human beings including respiratory complications, behavioural changes, cancer and even premature death.

Further heat exasperates ground pollutants, I am concerned about the air quality that such a mass development on new dwelling/acre zoning will have on some areas especially Belle Fleur, which will be surrounded on all 4 sides by multi-story buildings and will suffer worsened air quality regardless of wind direction.

Fire safety concern in San Diego can get to extreme levels. We know fire travels uphill, the area of Belle fleur is at the top of the area surrounded by Unit 1,2,8 and 9. This community will get blanketed with smoke, making visibility and inhalation a big concern. As the flames travel uphill towards them, there is not only a high risk of homes catching on fire and but of resident in this area having no way to exit as previously mentioned the new

development will create a fortress of multi-story structures that has now barricaded them in. If even a small number of residents had to evacuate due to fire, earthquake, or any other cause, the Belle Fleur area, especially homes located on Boulton Ave, Chippenham Way, Montfort Court and parts of Breezeway Place and Windcrest Lane will be blocked off with too much traffic on the roadways. We could see the loss of lives from a high number of residents in Belle Fleur in such a catastrophe.

The golf course offered some natural habitat and since closing this natural habitat has increase. This development would cause a loss of natural habitat and endangering species and a biological assessment and habitat conserve plan should be put in place.

Further, the golf course was constructed with a lot of fill, removal of all this fill is a concern. Along with this the hill above unit 8 is a particular concern given the amount of ground movement that would be needed.

This project introduces extreme amounts of impervious surfaces and I am concerned about how this added impervious surfaces will impact water runoff and other contaminates into our area.

I believe there is too much political and monetary incentive driving this plan. It does not make overall sense. It is grossly unfair to current residents and will not create the pretty snapshot picture NUW puts on its brochure for future residents. I predict NUW's plan will foster hostility amongst neighbors, increase vandalism and increased household's requiring police and fire personnel services. "The Trails at Carmel Mountain Ranch" Project #652519 will be an unpatrolled 24-7 public trail with many areas of seclusion which most likely will cultivate more serious crime activity into CMR including but not limited to child molestation, rape and drug related activities.

Regards,
Cindy Toor

Environmental Concerns for Project - Trails at Carmel Mountain Ranch (Project No. 652519) and fall under the following categories; Land Use, Transportation/Circulation, Air Quality and Odor, Biological Resources, Energy, Geologic, Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Paleontological, Resources, Public Services and Facilities, Public Utilities, Tribal Cultural Resources, Visual Effect, Neighborhood, Water Quality, Wildfire.

I have been a home owner in Carmel Mountain Ranch (CMR) since 1998. While looking for a home in San Diego county to raise our family, we limited our decision to two properties, one in Scripps Ranch and one in CMR.

We decided to make our home in CMR as we loved the layout of the community, the character of the community, the elementary school had a high rating and the entire community was situated around a golf course, which was important, since my family was comprised of avid golfers.

The other property in Scripps Ranch actually looked better on paper, it was newer, more spacious, bigger yard, on a cul-de-sac, better upgrades throughout and also good school district. The main deterrents for me in regards to this property was it butted up against an open field and I did not want to live where I feared that someday there would be a big development project behind my home. I had already made that mistake years previously by purchasing a home in a new development community and the construction went on for years. I did not want to go through that ever again. It was common knowledge that CMR was a master planned community, the golf course was the center focus of the community, and every element in the master plan was designed around the golf course.

Currently, CMR continues to be a beautiful master planned community. The quaint library and recreation center and sports field are smaller and a bit more crowed when compared to other nearby communities, but they are doable for the current population of CMR. Our streets are safe and quiet. Some neighbors organize comfortable area groupings with neighbors who have similar interests. Fairway Village has a display of lights at Christmas time without the need for extra security or traffic concerns.

I find the plan put forth by New Urban West (NUW) is full of many environmental impact concerns that if not dealt with properly, will completely destroy the character of CMR. I fear, NUW has either over looked or omitted these areas of concerns to save costs and/or time in order to rush this development along. Other concerns I have are the extent to which this development will cause financial hardship and other personal hardships for a large percentage of current CMR residents. This plan is currently presented on a piece of paper, but we must remember our decisions regarding this plan will impact the residents, both current and future, daily, yearly and for some a lifetime.

NUW's plan takes CMR from suburban to urbanization resulting is a competition of resources, employment, living standards, overcrowding, homelessness, needed outreach, places of worship, expanded recreation facilities, schools, library, more accessible parks. NUW's plan does a poor job with all these areas.

First lack of facilities, I am concerned both the already too small library and recreation center will not be able to adequately facilitate the additional programs and resources that will be needed for an increase in population especially such a drastic jump in the population that NUW's plan will create. NUW's plan encourages a spike in CMR's demographics to that of low-mid income-earners. Studies shows these families do better when after-school programs, community programs and other neighborhood services are made accessible to them. How will CMR's already overcrowded recreation center with already overfilled programs be expanded? How will CMR's library's programs and the library building be expanded? Would our current residents have to suffer a loss to their family's involvement of community activities to facilitate new resident? In the community plan of 1984 these services were the responsibility of and provided by the developer.

Plus, many essential services to accommodate the new population growth have been shorted or entirely left out of NUW's plan. With such a drastic increase in population, the community of CMR will need to look at additions to school facilities. How would current elementary schools be expanded or should a new elementary school be added to CMR? With such an increase in new population should a middle school and high school be considered for our community? Where would these schools go? These are essential facilities every community requires and these issues have to be addressed in the overall plan. We rely on a partnership with our

neigboring communities for middle school and high school education, but these communities are also expanding with new development.

NUW's plan will FORCE a change to the demographics in CMR in regards to a drop in median household income (MHI), age restricted areas, reduction in the average square footage of dwellings, increase in concentration of dwellings per acre and increase in rental units compared to home purchases. I am very concerns this change in demographic will have a devastating impact on the CMR community both current and future.

NUW's plan is not addressing the extent to which its overcrowding is going to impact local services. This plan also assuming 55+ residential communities will not put much demand on CMR's local services such as the libraries, recreation center, entertainment, eating out, shopping etc. CMR is already overcrowded with nearby communities shopping here and the parking lots around grocery stores are excessively full throughout the day. NUW's plan offers only food trucks, tented markets, an occasional movie night. All these services in themselves are not permanent structures or services and offer nothing more than another element of confusion as to how will they be regulated, organized and sustained.

Further, NUW's plan drastically lowers the MHI for CMR. And yet once again they have added no means to deal with the downfall current residents will suffer due to this nor do they put in place added services to support the low-mid income occupants, that once again, their plan is forcing upon CMR. The community of CMR will see much added neighborhood stresses because of lack of planning in NUW's plan. NUW's plan does not offer the support services and facilities that will be needed to manage this combined community stress. The plan needs to offer more community support services to assist the household demographic NUW's plan is attracting to CMR and the plan needs to help current residents deal with how this plan will change our community dynamics. On top of all this, NUW's plan has not taken into account that CMR is a very diverse community. CMR currently has a greater need for places of worship and enclosed facilities where different ethnic groups may gather to celebrate their faith, culture and customs. Currently, the only structure that can be used to bring large gathering and celebrations is the clubhouse. And NUW's plan is to tear it down. How is it, NUW's plan is to increase our population so dramatically while knowing that CMR currently does not have one single facility spacious enough to hold community gatherings. Our community cannot even hold a HOA meeting within our boundaries. Before, bringing in food trucks, tented markets and movies on the lawn, we need to figure out how to facilitate our current population with the facilities it needs. We need real buildings with solid permanent walls and roof for our community.

CMR in currently burdened with having nowhere left to expand. This community is pressed on all sides by Rancho Bernardo, Poway, Sabre Springs, Scripps Ranch, Rancho Penasquitos and Carmel Valley. All of these communities are also getting push by developers and the city to continue to develop. Some of these plans include development right to our shared boundaries. Already, many residents in neighboring communities come to CMR for goods and services. This has put a huge strain on our limited services. Also, CMR is at full capacity in regards to the utilization of its community's facilities and services. And it is imperative to address how NUW's plan will address the needed facilities and services for any increase population its plan looks to bring to CMR. Plus, environmental impact analysis must be done to determine as to how all developments in neighboring communities will affect CMR. Our city has forced an inconceivable amount of development to take place within a very short time period throughout all connecting communities that surround CMR and in good conscious must look at a combined environmental impact project to determine the strain from such developments combined. Further, as more development happens in surrounding areas, we will be at higher fire risks. There is a direct correlation to increase population and increased fire risk. Once again, NUW's plan does not take any of this into consideration and has taken no extra measures to ensure the stability, safety, and functionality of our community in relation to our neighboring communities.

Another concern I have is the layout of NUW's plan that situates multi-family rentals sitting between single family dwellings as this most likely will cause community aggression and exasperate environmental concerns with noise pollution, light pollutions, and other annoyances. Along with the occurrences of every day accidents that come about in households, cars, and public places, NUW's plan should account for the need for added police and firefighters. Yet there is no plan for adding a police station to CMR nor an additional bay to our fire station. The private golf course will be replaced with a 24-7 open public park, trails are located behind backyards that have open wrought iron fencing. Current residents will lose all their privacy and may have to

put up with pedestrians loitering at all times of the day and night. Many parts of the trail system will allow pedestrians to venture right behind properties and look right into backyards on a 24 hours basis.

There will be extreme impact to those properties that butt up against the golf hole/green/open space. Particularly, Unit 1,2,5,6,8,9,10,11,16,17,18 that are spec for multi-story, multi-family dwellings as this will change the entire visual effect. Backyard fencing is wrought iron so current residents can enjoy golf/green/open space. Most of these properties have had landscape in place for decades to maximize and enjoy views, have installed pools and spas to optimize the view of golf/green/open space and otherwise have furbished both softscape, hardscape and functionality of exterior and furnished interior parts of homes to take into account views.
And NUW's plan is designed to go throughout the CMR community with extreme disruption of character of building type, building style, and flow. Layout of single-family dwellings to multi-story, multi-family back to single story is awkward, confusing, and lacks a logical and visual flow in planning.
NUW's plan will drastically impact the very character of our neighbourhoods'. We have a quiet neighborhood where we enjoy a peaceful outdoor environment. NUW's plan tries to force a more interactive presence that current residents do not want. The danger of our current pandemic with COVID-19 is a great indicator as to why suburban communities should be left to enjoy a quiet, non-populous area on their own and development should not unnecessarily force neighbors on a daily basis to have to gather at overcrowded parks. Currently, CMR residents do not seek to bring entertainment and socializing activities into our residential area but rather leave those entities in our outlaying service areas. Once again NUW's plan contradicts the original CMR master plan and the character of our community and a main reason as to why most residents purchased home in it.
Traffic concerns, both 15 and 56 freeways have been expanded and/or added and are already at maximum capacity. Main roads like Carmel Mountain Rd are getting backed up at the intersection of Rancho Carmel Rd. Further, CMR has already experienced more growth then the original master plan included with the addition of The Summit and Cypress Greens. These communities increased the population of CMR over and beyond what the original master plan allotted for. Great measures were taken by the developers of these communities so these areas would enhance CMR. They took measures to blend these areas into the existing surrounding and minimized putting burden and strain on the older residential streets and neighborhoods. Both of these developments are located on the outer edge of the community and had little impact on current resident before, during and after construction. Although the 10% affordable units were considered part of the Cypress Greens develoment, the city allowed the developer to pay a fee in lieu of not meeting the 10% margin. So, to say CMR has not done its part in allowing development and/or affordable housing is false and misleading.

NUW's plan will completely destroy our community's layout. There is no space to put extra roads nor manipulating road ways across sidewalks and near existing homes. This will create a dangerous unnatural flow to residential streets where pedestrians have to cross, especially around units 1,2,5,6,8,9,10,11,16,17.

NUW plans to add the majority of its dwellings as close as possible to the centre of CMR around the Belle Fleur area. Many streets in this area have already had to ask for speed bumps to deter through traffic, to decrease ADT and to slow traffic down for safety reasons. NUW's plan will exasperate this issue especially throughout the Belle Fleur area.

With almost 50% of all new units surrounding the Belle Fleur district, this plan looks like a fortress of multi-story buildings that will put a dangerous barricade around the existing homes in Belle Fleur.

This will cause safety issues with getting in and out of Belle Fleur on a daily bases and will cause dire safety concerns in the event of a disasters. Plus, the abnormal and unfair high concentration of increased population surrounding the Belle Fleur area will add concerns related to dangerous increase of traffic flow on residential streets, lack of parking, noise pollution from traffic, light pollution from, air quality and pedestrians, especially children having to navigate crossing streets.

Again, NUW's plan is too centralized and there is concern for nano pollutants, the unnoticeable contamination from car exhausts and manganese from building sites, cooking and heating waste to name a few. Nano pollutants are considered more lethal to cells of living organisms as compared to conventional pollutants resulting in further critical illnesses.

California is already considered the most air-polluted state of the US. This substandard air results in serious air passageway illnesses in human beings including respiratory complications, behavioural changes, cancer and even premature death.

Further heat exasperates ground pollutants, I am concerned about the air quality that such a mass development on new dwelling/acre zoning will have on some areas especially Belle Fleur, which will be surrounded on all 4 sides by multi-story buildings and will suffer worsened air quality regardless of wind direction.

Fire safety concern in San Diego can get to extreme levels. We know fire travels uphill, the area of Belle Fleur is at the top of the area surrounded by Unit 1,2,8 and 9. This community will get blanketed with smoke, making visibility and inhalation a big concern. As the flames travel uphill towards them, there is not only a high risk of homes catching on fire, but the residents in this area having no way to exit as previously mentioned the new development will create a fortress of multi-story structures that has now barricaded them in. If even a small number of residents had to evacuate due to fire, earthquake, or any other cause, the Belle Fleur area, especially homes located on Boulton Ave, Chippenham Way, Montfort Court and parts of Breezeway Place and Windcrest Lane will be blocked off with too much traffic on the roadways. We could see the loss of lives from a high number of residents in Belle Fleur in such a catastrophe.

The golf course offered some natural habitat and since closing this natural habitat has increase. This development would cause a loss of natural habitat and endangering species and a biological assessment and habitat conserve plan should be put in place.

Further, the golf course was constructed with a lot of fill dirt, removal of such a large volume of fill dirt is a concern. Having seen multiple neighborhood mudslides in The Bay Area in 1997, I am particularly concerned with the hill above unit 8 given the amount of ground movement that will be needed at this location.

This project introduces extreme amounts of impervious surfaces and I am concerned about how this added impervious surfaces will impact water runoff and other contaminates into our area.

NUW's plan is to building 100% of this development on 30% of the area while causing a direct negative impacting to 90-100% of properties and CMR infrastructure. Does that sound like a good plan?

I estimate that, 70% of residential areas in CMR will suffer a physical negative environmental impacted by NUW's plan; 100% of area will be impacted by added traffic congestion, noise pollution, light pollution, air pollution, overcrowding, shortages of facilities and services, and safety concerns; 120 affordable dwellings will be situated on less than 3% of overall area and will be located at the outer edge of CMR area yet 90% of our communities layout will suffer negative impacts; add 120 affordable dwellings with on average a smaller number of occupants each, you will cause 3668 current dwellings mostly of single family homes with a great number of occupants per dwelling to suffer a direct negative environmental impact to their physical property;

I believe there is too much political and monetary incentive driving this plan. It does not make overall sense. It is grossly unfair to current residents and will not create the pretty snapshot picture NUW puts on its brochure for future residents. I predict NUW's plan will foster hostility amongst neighbors, increase vandalism and increased household's requiring police and fire services. "The Trails at Carmel Mountain Ranch" Project #652519 will be an unpatrolled 24-7 public trail with many areas of seclusion which most likely in my opinion will cultivate more serious crime activity into CMR including but not limited to higher theft crimes, child molestation, rape and illegal drug related activities.

Regards,
Cindy Toor

Carey Fernandes

From: Jeff Vild <tomahawkusa@san.rr.com>
Sent: Saturday, April 4, 2020 8:46 AM
To: DSD EAS
Cc: biglar9999@yahoo.com
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

To whom it may concern,

I am writing this letter because it has come to my attention that the city plans to rezone the Carmel Mountain Golf Course land to build apartments. I have lived here in CMR since 1989. I feel this would do devastating damage to this beautiful community. Schools will be overrun with students. Traffic and Pollution from those new vehicles in the area will be detrimental to our health. The wildlife that lives in the Golf course will be destroyed. PETA will most definitely not be happy about this. Traffic congestion from thousands of new vehicles will make things here even worse than they already are. I don't even live on the Golf Course side of the street but the privacy of these homes will be destroyed.

I could name many more negatives about how this will impact our community, the list goes on and on.

I am begging that you consider these points when making your decision and put the welfare of CMR before money and greed. I pray that while making your decision, try to pretend you live here and how it would impact your life. If you do this, I am positive you will come up with more Cons than Pros and make the right decision.

Thanks,

Jeff Vild
Resident

tomahawkusa@san.rr.com

March 26, 2020

Karen Vogue
14788 Carmel Ridge Rd
San Diego, CA 92128

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

Project Name: The Trails at Carmel Mountain Ranch Project Number: 652519

Dear Ms. Shearer-Nguyen:

I have lived in Carmel Mountain Ranch since 1996 and it is a wonderful community. It is a Master Planned Community, planned in 1984 as a "balanced community". The addition of a project like "The Trails at Carmel Mountain Ranch" will literally destroy our neighborhood character and negatively affect this community in several ways.

1. The project will significantly degrade the existing visual character and quality of the site and its surroundings. **This project will also divide an established Community.** As part of the Community Plan, the former golf course in Carmel Mountain Ranch was used to separate neighborhoods with green space and provide a visual amenity to the residents. By infilling 11 of the 18 fairways with multi-family buildings, the majority of which are 3 stories, it would destroy the character of our community which is mostly 2 story single family dwellings. It would physically separate the community by having infill, 3 stories high, in areas that per the Community Plan "link the natural and physical features of the community into a coherent whole". (pg 33). It would physically separate neighbors from each other.

The families living on the lower end of Windcrest Lane will be significantly impacted if the current project is approved. They will be living in a virtual canyon, dwarfed by the 38' high Townhomes in Unit 2 on the north side and Unit 8 on the south side. The same issue occurs to people living in the cul de sacs of Montfort Ct and Breezeway Place. These two-story homes will be surrounded by 38' tall Townhomes and Apartments from Units # 9, 1, and 18. Please view these locations on Google Maps so you can see how "The Trails at Carmel Mountain" would tower around these homes. This project will significantly degrade the existing visual character and quality of the site and its surroundings. The project is not compatible with the surrounding development and is not permitted by the current Community Plan or existing zoning, which is AR1-1. It will have a significant negative impact on this community.

2. This project could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. We have had 6 fires threaten our area since 2003: The Cedar Fire in 2003, the Labor Day Brush Fire in 2005 at 200 acres; the Witch Fire in 2007, The Bernardo Fire at 1548 acres in 2014, and the Cocos Fires also in 2014 at 1,995 acres. Please see the attachments for maps showing proximity of these fireas to Carmel Mountain Ranch.

At the current population levels, it is difficult to leave our area in a reasonable amount of time in the event of a fire. We have had 6 major fires in the last 15 years and it's a question of when not if the next fire will threaten us. Increasing our population by 25% will severely impact our ability to evacuate this community during the next wildfire.

The main roads leaving our area become gridlocked during fire evacuations. I live in Carmel Mountain Ranch by Highland Ranch Road and it took my family 45 minutes to get from Highland Ranch Road and Ted Williams Road to the I-15 during the Witch Fire. That is about two miles. We were trapped on Ted Williams Road because the traffic was at a standstill. I remember I kept looking behind us and thinking if the fire comes this way we will have to run from our cars. I was truly afraid for my family's safety. Others have told me it took them two hours to leave Carmel Mountain Ranch during a voluntary fire evacuation.

Increasing the population by 3000 people, densely populating them on 11 former fairways (as many as 23 buildings on Unit #1, 25 buildings on Unit #8 and 20 buildings on Unit # 10) in the middle of our community, and providing only one exit/entrance per "Unit" will endanger any new residents of this proposed project. They may be unable to leave their developments in a timely manner as the roads they need to exit onto may be gridlocked by the existing residents. I also have concerns that fire trucks will be unable to properly access these buildings because each unit has a single entrance/exit and winding driveways within each unit.

Each new "unit" could add anywhere from 100-500 vehicles. For example, Units 9 and 18 at the former Clubhouse are planned to have 300 Apartments with what looks to be a single exit onto Carmel Ridge Road. Almost directly across from this exit is the entrance/exit for Units 10 and 11 that would hold 200 Townhomes. According to Statista.com, in 2017 each household in the U.S. had on average 1.88 vehicles (https://www.statista.com/statistics/551403/number-of-vehicles-per-household-in-the-united-states/). This would mean we could have an extra 940 vehicles exiting onto Carmel Ridge Road from just four Units. My family was trapped on Ted Williams Road for 45 minutes during the Witch Fire in 2007 as the traffic on Ted Williams was at a standstill. Adding a traffic light at Carmel Ridge and Ted Williams Rd will not help if the traffic is already gridlocked.

3. The proposed project will induce a substantial population growth. Carmel Mountain Ranch currently has about 12,000 residents. Building 1200-1400 multi-family units could increase our population by about 3000 people or a 25%. This will have a negative impact on roads, school classroom capacity and access to our local stores where parking is already at a premium. There

are times when I have to drive up and down the parking aisles 4 times or more in front of Trader Joes or Ralph's in order to find a space.

4. Transportation and Traffic. Public Transportation: The Sabre Springs/ Penasquitos Transit Center does not offer any bus lines to our main shopping area 1.5 miles away on Carmel Mountain Road. The nearest grocery store on Carmel Mountain Road is 1.8 miles away from the Transit Center.

This Transit Station only offers 2 downtown routes and one route down Sabre Springs Parkway to Poway. It also doesn't offer any routes within Carmel Mountain Ranch. Any people living in the Affordable Apartments in Units 5 & 6 would either have to walk 1.8 miles all the way up Rancho Carmel Drive to the grocery stores on Carmel Mountain Rd or take a bus from the Sabre Springs/Penasquitos Transit Center up to the Rancho Bernardo Transit Center and then take a second bus (13 stops) down to the shopping area on Carmel Mountain Rd. Then they'd have a choice of walking home 1.8 miles with several bags of groceries or taking the same route back. Depending on the time of day, this trip one way could take anywhere from 30-59 minutes. This would create a hardship for low income families if they had to rely on public transportation to go shopping. Moving the Affordable Apartments closer to the shopping area would take them further away from the Transit Center if they needed public transportation in order to go to work. They'd have to walk 1.5- 2 + miles to the Transit Center or take a bus from Carmel Mountain Road up to the Rancho Bernardo Transit Center to start their journey. Route 20 goes along Carmel Mountain Road but does not connect with the Sabre Springs/Penasquitos Transit Center.

Traffic: We have several intersections within our community that already get backed up during peak hours. These are some that I'm aware of:

Carmel Mountain Rd/Rancho Carmel Drive. This intersection gets heavy traffic in the morning heading west to the I-15 Freeway. There is also a lot of traffic coming into the Industrial/Commercial area of our Planned Community by coming off the I-15 and heading east on Carmel Mountain Rd to make a left onto Rancho Carmel Drive. I have just heard of Adaptive Traffic Signals. Will they be able to mitigate this morning and afternoon traffic? In the afternoons, there is still a back up of cars on the two right turn only lanes southbound Rancho Carmel Drive trying to make a right onto Carmel Mountain Road.

I've noted my concerns of an extra 940 vehicles onto Carmel Ridge Road under Item #2 above. Windcrest Lane and Shoal Creek Drive will also see increased traffic of hundreds of extra vehicles.

Carmel Ridge Road east of Highland Ranch. Highland Ranch Elementary School is on Eastbourne Drive which changes it's name to Carmel Ridge Road. Traffic gets severely backed up at the light at Highland Ranch Rd to make the left turn onto Eastbourne and then down Eastbourne for morning school drop off. Many parents will drive east on Highland Ranch Road

to Carmel Ridge Rd and make another left avoiding traffic at Eastbourne. I live on this part of Carmel Ridge Road and this creates a high traffic area for us that live on that loop of Carmel Ridge. It can take 5 minutes or more just to back out of my driveway in the morning during school drop off. In the afternoons I am unable to use Eastbourne Road as traffic is backed up from the light at Highland Ranch Road past Waverly Downs Road. It is already difficult to navigate our neighborhood during school drop off and pick up times and this project would create even more traffic issues.

Would the project exceed wastewater treatment requirements? When determining if this project would exceed the nearest wastewater treatment capabilities, I would like to bring to your attention other nearby projects you might not be aware of that could have a cumulative effect on capacity. There are three projects in Penasquitos just across the I-15 from Carmel Mountain: Pacific Villages 620+ units recently completed, The Junipers Project #586670 520+ units and Millenium PQ has 331 units proposed.

Do we have sufficient water supplies available to serve this project? At this time the former golf course is using almost no water besides what is used at the clubhouse. The golf course used approximately 47 million gallons a year when operational. The Trails at Carmel Mountain Ranch could more than double that amount. According to a Channel 10 News Report (https://www.10news.com/news/local-news/report-water-usage-in-the-region-on-the-rise), the average person uses 91 gallons of water a day. So 1200 units x 2.5 people a unit conservatively x 91 gal x 365 = 99.6 mil gallons a year. Again, there are over 1400 proposed units going in over in Penasquitos to consider as well.

The Trails at Carmel Mountain Ranch would cause several, significant negative impacts to this community from physically dividing it by infilling fairways, to traffic, school and parking and most importantly our safety in regards to a wildfire evacuation scenario. Please look at the attachments showing our proximity to the 6 previous wildfires and the questionable ability of firetrucks to adequately access these proposed units in the small, densely packed fairways.

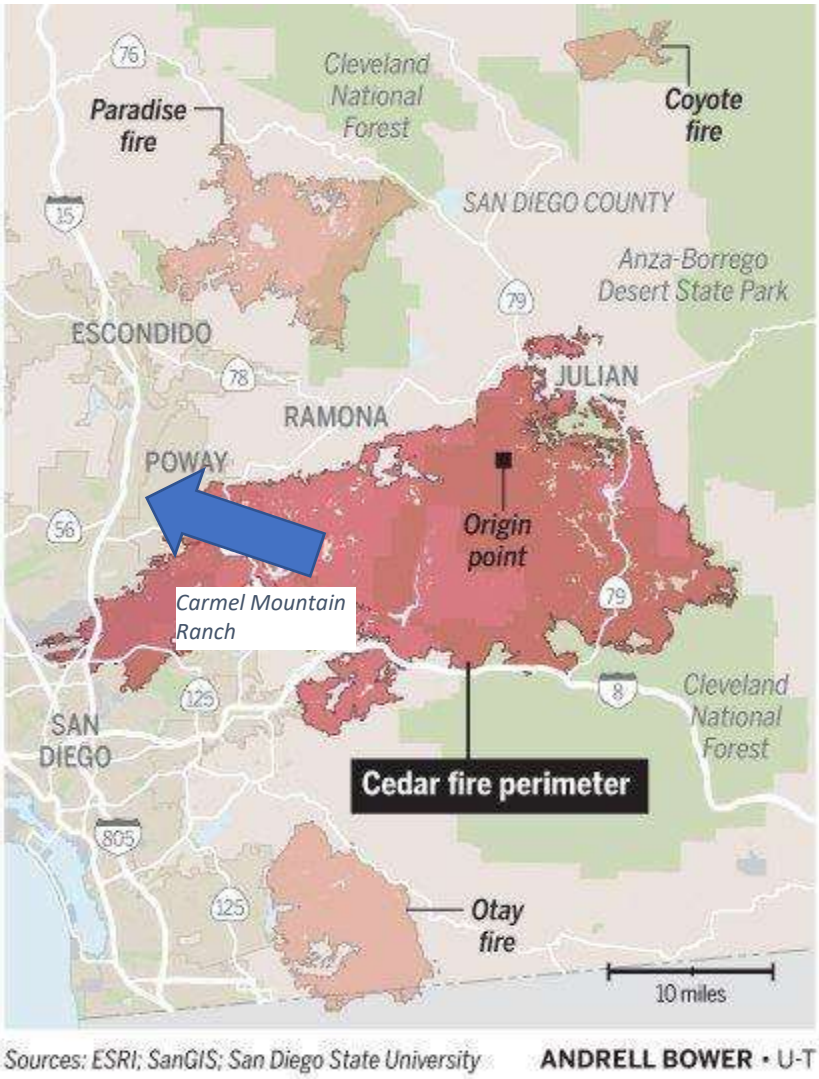
Thank you so much, Ms. Shearer-Nguyen, for taking the time to read this letter. I know it's long, but as a resident I wanted to point out the many negatives and even dangers this community would experience for a mere 120 Affordable Units the Developer is required to build as part of this project.

Thank you so much for your consideration.

Sincerely,

Karen Vogue

The Cedar Fire 2003

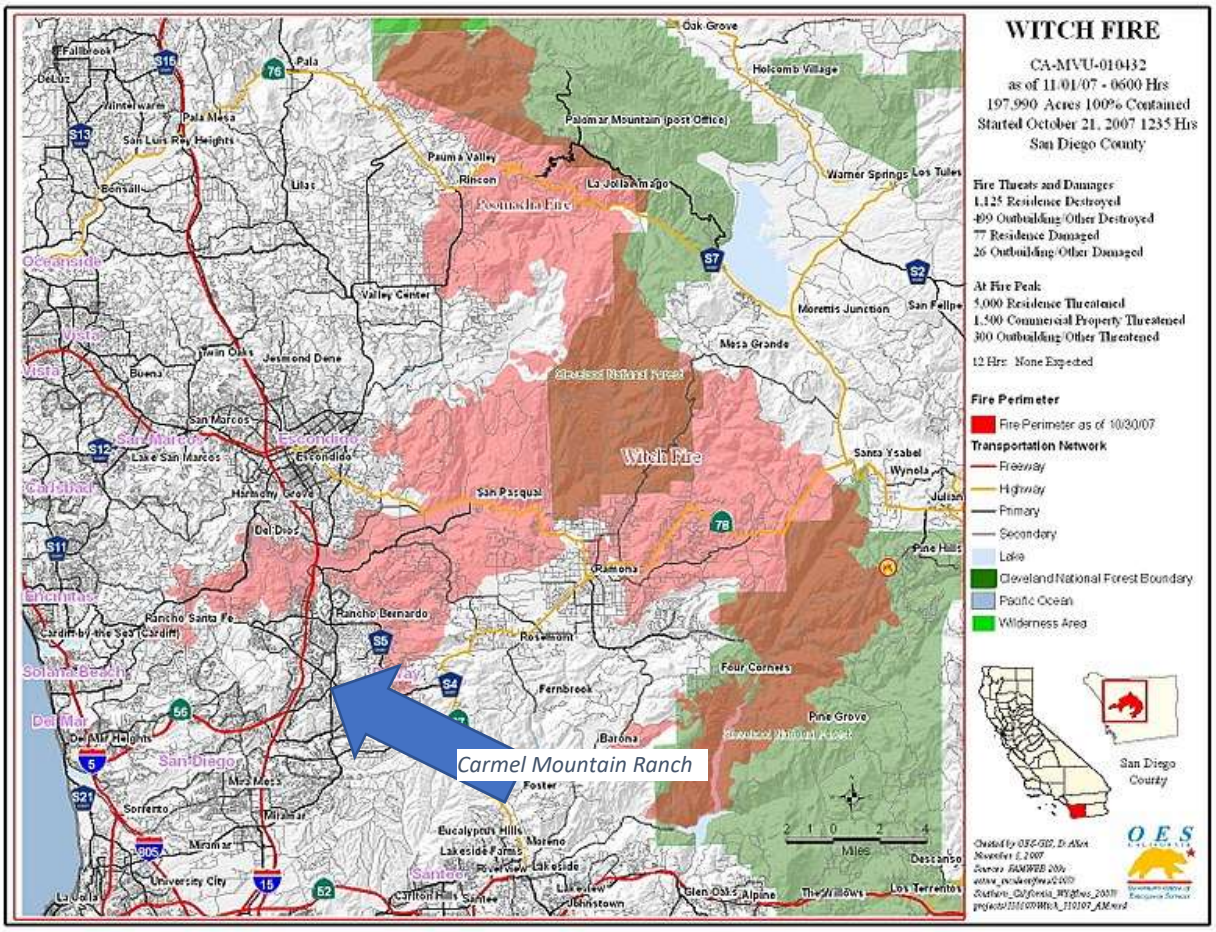


2005 Labor Day brush fire 200 acres

From Wikipedia, the free encyclopedia

The **Labor Day brush fire** was a small brush fire that burned parts of Rancho Peñasquitos and Black Mountain Open Space Park in September 2005, during the 2005 California wildfire season.[1] Despite its small size, the brush fire was the worst wildfire to affect San Diego City in two years, since the Cedar Fire of 2003.[3] The wildfire resulted in 6 injuries, but did not result in structural damages.[2][3] The brush fire was determined to have been started by a teenage boy, who was subsequently arrested.[

The Witch Fire 2007



The Bernardo Fire – May 13th 2014 - 1548 Acres

The **Bernardo Fire** was a wildfire that occurred during the May 2014 San Diego County wildfire outbreak.[1] The Bernardo fire was the second of the May 2014 wildfires in San Diego County, and the first of the swarm of wildfires that ignited in mid-May, following dry weather and Santa Ana conditions. The fire ignited in 4S Ranch in San Diego County, on May 13, near Del Norte High School, and eventually spread southward and westward, burning 1,548 acres (6 km²) of land. The Bernardo Fire was extinguished on May 17, without causing any significant property losses.[1]

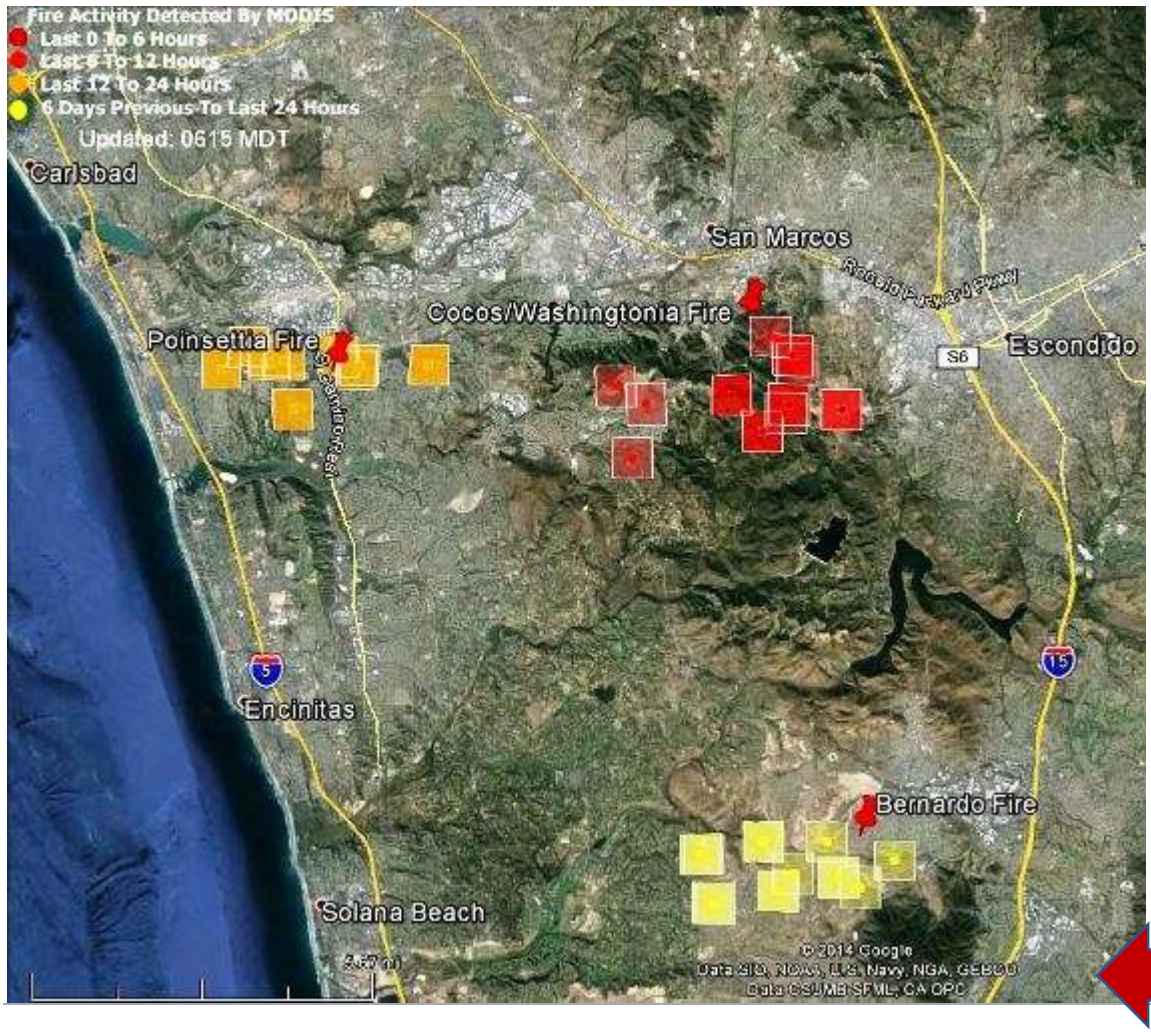
The fire started on Tuesday, May 13, at 10:00 AM PDT, just south of Del Norte High School, in a construction trench off Nighthawk Lane.[1][2] Over the next few hours, the wildfire intensified, due to the strong Santa Ana winds driving it southward. This prompted the evacuation of several schools (with the exception of Del Norte High School), in addition to at least 20,000 homes. Within several hours, the fire covered at least 800 acres (320 ha) and was only 5% contained. The rapid southward spread of the fire caused mandatory evacuation orders to be issued for portions of 4S Ranch, Del Sur, Black Mountain Ranch, Rancho Santa Fe, and other residential communities. Late on May 13, the Bernardo Fire reached a size of 1,600 acres (650 ha). By 12:00 AM PDT on May 14, the portion

of the fire within 4S Ranch and Del Sur had been completely extinguished, which was about 25% of the Bernardo Fire's 1,600 acre blaze. Later on May 14, all of the evacuation orders were lifted.[3]

Image of the Bernardo Fire. The Red arrow shows Carmel Mountain Ranch



Cocos Fire May 14-22 2014 1995 Acres



Carmel Mountain Ranch

Carey Fernandes

From: Shadin Inve <tcwtucson@gmail.com>
Sent: Thursday, April 23, 2020 3:06 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519 attn.: E.Shearer-Nyguyen

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Ms Shearer-Nyguyen,

I am sure you receive these letters frequently, but hopefully you will consider that the proposed golf course development is negatively impacting many many families in our area. This developer, NUW, has billions of dollars, but hopefully we have people like you to address their most blatant attempts to maximize their profits at our neighborhoods expense.

This developer initially stated that they would propose a development that would "Retain the character and integrity of our neighborhood and consistent with the single family homes surrounding it." They have completely ignored this in their actual plan and proposed a development that crams as much density as possible with minimum buffer area, irregardless of the harm it will cause the surrounding families.

They promised multiple times, in multiple meetings, to provide a 50 foot buffer between our properties and any development. We have now discovered that they plan to provide as small as 15 feet between our homes and their proposed parking lots, streets and other development. This high density proposal will have a negative impact on our neighborhood character and put a strain on the local public services including our schools and roads.

This development as proposed will also cause an extreme negative impact on the visual effect, neighborhood character, noise pollution and air quality of our neighborhood. We bought our home based on its existing character, zoning and land use and this proposal will destroy all three. We ask that you please consider retaining our existing neighborhood zoning. If not, at a minmum, require single family housing with 50ft buffers in areas that are abutting single family homes.

Thank you for your consideration.

Tom & Yolanda Wilson
11717 Cedarhurst Lane
San Diego CA 92128

Carey Fernandes

From: Bin Xiong <bin.xiong@hotmail.com>
Sent: Thursday, March 26, 2020 6:23 PM
To: DSD EAS
Subject: [EXTERNAL] RE: Trails at Carmel Mountain Ranch / 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Project Name / Number: Trails at Carmel Mountain Ranch / 652519
Community Area:Carmel Mountain Ranch
Council District: 5

To whom it may concern,

As one of thousands CMR residents, I have many concerns in all the areas that your department will be reviewing. We are the community deeply concern about Transportation/Circulation, Fire Safety, Public Services and Facilities, Visual Effect, and Neighborhood Character. To express it in a very simple way, I'll first use my backyard, which is Hole 8 as example.
1) The community is very crowded, there is no open space or public park. There is a small space of Hole 8 in the pic, even it hadn't been able to use by the residents, but at least it's a small open space. The developer NUW is going to put about 130 units in that small space, 2 rows of 3 story houses and each side is as close as possible to the existing resident's house. Please use your expertise to imagine what this will change the existing resident's daily lives to be? The noise crowed people and traffic?The lighting pollution? The privacy of people, all people?
2) - Still use the Hole 8 in the photo as example. For the people of about 130 units will be building in the Hole 8, average 2.5-4 people in each, total about 520 adults plus children, 300 - 500+ cars to be added in this small area. According to NUW's plan, there is one narrow road in the middle, exit to Shoal Creek Dr. Within the 100 meter length of Shoal Creek there, 4 roads already joining, they are Windcrest, Royal Melbourme, Stony Gate and Stony Gate Pl, plus ..... and the huge apartment buildings down a bit. If there is fire, flood or Earthquake, these newly introduced 520 + people has no way to get out to Shoal Creek Dr and escape, they will be perished.
3) From the photo you can see this packed community has no open space and public parks at all, if your committee let the 3 story buildings build as NUW proposed, please imagine if New York City was short sighted and let the developers put buildings in the Central Park, what the New York City would be like NOW?

The creation of 1,200+ total new apartment buildings and 3 story multi family units will create severe negative impacts on the community.The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the population of the community would increase by 25-30%. The proposed plan does not add any additional capacity to residential streets.

The planned increase of 1,200+ units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joe's, and Home Depot etc,.Further, Carmel

Mountain Ranch has significant parking issues on the surface streets, please see another attachment.The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200+ new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive. How many extra police patrolling are you planning to have to keep the environment basically safe?

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous.

The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25-30% more people without adding more road capacity to get people out in an emergency?

Fires in San Diego are not an if, but a when. Please plan responsibly.

And Finally, School, School, School! Please plan responsibly.

Concerned Resident of CMR

Carey Fernandes

From: Voula Zathas <vou@san.rr.com>
Sent: Thursday, April 2, 2020 6:36 PM
To: DSD EAS
Subject: [EXTERNAL] Trails at Carmel Mountain Ranch - Project 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments. _____

Land Use, Transportation/Circulation, Air Quality and Odor, Biological Resources, Energy, Geologic Conditions,Greenhouse Gas Emissions, Health and Safety, Historical Resources, Hydrology, Noise, Public Services and Facilities, Public Utilities, Visual Effect and Neighborhood Character, Water Quality,

Hello,

I am writing in reference to Project # 653519 or the proposal that New Urban West has put forth regards a housing project to the tune of about 1200 units on the CMR Golf Course which sadly went out of business.

I purchased this property in 1998 specific area and location because of the Golf Course and paying a higher price at the time because of that. The location was a nice quite family neighborhood. I chose this location knowing that the golf course was not zoned for unites and was zoned agricultural in turn thinking that it would always remain open so I was not moving into a home that was looking at another home or building which also brings more noise and traffic. Before moving there I lived in the apartments now known as Carmel Landing for two years and learned the area, traffic, small business and had to deal with the traffic on the 15 which is horrible. We do get a lot of traffic on Ted Williams and the 56, Carmel Mountain Rd., Camino Del Norte and all adjoining roads.

By changing the zoning and allowing this considerable change and increase in growth of the area thus increase the traffic, noise and views of the area that everyone who moved in this area, with the knowledge of the golf course always allowing us to have a course and an open are. The community of Carmel Mountain became populated around the beauty of the golf courses or open areas and the quote beauty of the surroundings. Please don't change the area we moved into for the sake of some to make money and to pay you taxes.

Thank you,

Voula Zathas

Carey Fernandes

From: ZhanYang Zhu <zhanyang.zhu@gmail.com>
Sent: Monday, March 30, 2020 2:45 PM
To: DSD EAS
Subject: [EXTERNAL] Project Name - Trails at Carmel Mountain Ranch / 652519

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Subject: Project Name - Trails at Carmel Mountain Ranch / 652519

Regarding to Community - Carmel Mountain Ranch,
Council District – 5, Environmental Impact Report, Attn: E. Shearer-Nguyen

To whom it may concern,

As one of thousands CMR residents, I have many concerns in all the areas that your department will be reviewing. We are the community deeply concern about Transportation/Circulation, Fire Safety, Public Services and Facilities, Visual Effect, and Neighborhood Character.

To express it in a very simple way, I'll first use my backyard, which is Hole 8 as example.
1) - Attached is a photo I took, you can see the community is very crowded, there is no open space or public park. There is a small space of Hole 8 in the pic, even it hadn't been able to use by the residents, but at least it's a small open space. The developer NUW is going to put about 130 units in that small space, 2 rows of 3 story houses and each side is as close as possible to the existing resident's house. Please use your expertise to imagine what this will change the existing resident's daily lives to be?
The noise crowed people and traffic?
The lighting pollution?
The privacy of people, all people?
2) - Still use the Hole 8 in the photo as example. For the people of about 130 units will be building in the Hole 8, average 2.5-4 people in each, total about 520 adults plus children, 300 - 500+ cars to be added in this small area. According to NUW's plan, there is one narrow road in the middle, exit to Shoal Creek Dr. Within the 100 meter length of Shoal Creek there, 4 roads already joining, they are Windcrest, Royal Melbourme, Stony Gate and Stony Gate Pl, plus ..... and the huge apartment buildings down a bit. If there is fire, flood or Earthquake, these newly introduced 520 + people has no way to get out to Shoal Creek Dr and escape, they will be perished.
3) From the photo you can see this packed community has no open space and public parks at all, if your committee let the 3 story buildings build as NUW proposed, please imagine if New York City was short sighted and let the developers put buildings in the Central Park, what the New York City would be like NOW?

The creation of 1,200+ total new apartment buildings and 3 story multi family units will create severe negative impacts on the community. The transportation impact analysis indicated the project would increase daily trips by approximately 8,000 car trips per day. If approved, the

population of the community would increase by 25-30%. The proposed plan does not add any additional capacity to residential streets.

The planned increase of 1,200+ units in Carmel Mountain is joined by another 1,500 units directly across the highway on Carmel Mountain Road. All the new residents would be utilizing retail shopping areas in Carmel Mountain Ranch. Parking in these shopping areas is already at capacity. It is difficult for current residents to find a parking place at such retailers as: Costco, Ralphs, Trader Joe's, and Home Depot etc,.

Further, Carmel Mountain Ranch has significant parking issues on the surface streets, please see another attachment. The parking problems exist near the multi-family units in the community. We respectfully suggest your team evaluate the apartment locations and review for problems, as these will be exacerbated with the 1,200+ new units. In the evening, overflow parking crowds the streets. There have been many cases of crime/overcrowding on Shoal Creek Drive. How many extra police patrolling are you planning to have to keep the environment basically safe?

Fire Safety is also of paramount concern. State law requires that all local jurisdictions identify very high fire hazard severity zones. The southern portion of Carmel Mountain Ranch is in the Very High Fire Hazard Severity Zone. Many of the surrounding areas are also in this zone. Adding thousands of new residents without new ways to leave the community, in a disaster, is dangerous. The question for the City and its' planners is when the hillside is on fire, fueled by Santa Ana Winds bearing down on the community, how do we evacuate safely? Is it safe to add 25-30% more people without adding more road capacity to get people out in an emergency?

Fires in San Diego are not an if, but a when. Please plan responsibly.

And Finally, School, School, School! Please plan responsibly.

Carey Fernandes

From: Cara Zylla-Paterson <cmzylla@gmail.com>
Sent: Thursday, March 26, 2020 12:52 PM
To: DSD EAS
Subject: [EXTERNAL] Project 652519 - Trails at Carmel Mountain Ranch

This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.

Dear Sir or Madam,

I live on the (former) Carmel Mountain Ranch golf course and am writing to express my opinion on changing the use of this land from agriculture zoning to residential zoning. Carmel Mountain Ranch community has little open space. I and all of my neighbors purchased our houses assuming that the golf course would remain in operation and continued to be zoned for agriculture use ONLY.

My concerns are that this will significantly increase traffic, reduce the local air quality, damage our natural resources, and pollute the stream that runs through much of this land. This area does not have the infrastructure for the increase in population that would result from this project. I urge you to disapprove a zoning change. Please, no new residential areas!

Thank you for taking the time to read this. If you have any questions please contact me.

Respectfully,

Cara Zylla

14750 Carmel Ridge Rd

San Diego, CA 92128

619-417-8927