



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?

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!

March 29, 2020

Karen Vogue

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). The infill 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 fire 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. 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.

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 Pkwy to the I-15 during the Witch Fire. That is about two miles. We were trapped on Ted Williams Pkwy 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 am also concerned 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. Again, my family was trapped on Ted Williams Pkwy 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 Pkwy 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 approximately 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 had 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 to get to the I-15 Freeway.

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 its 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 during school pickup 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 Ranch: 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.

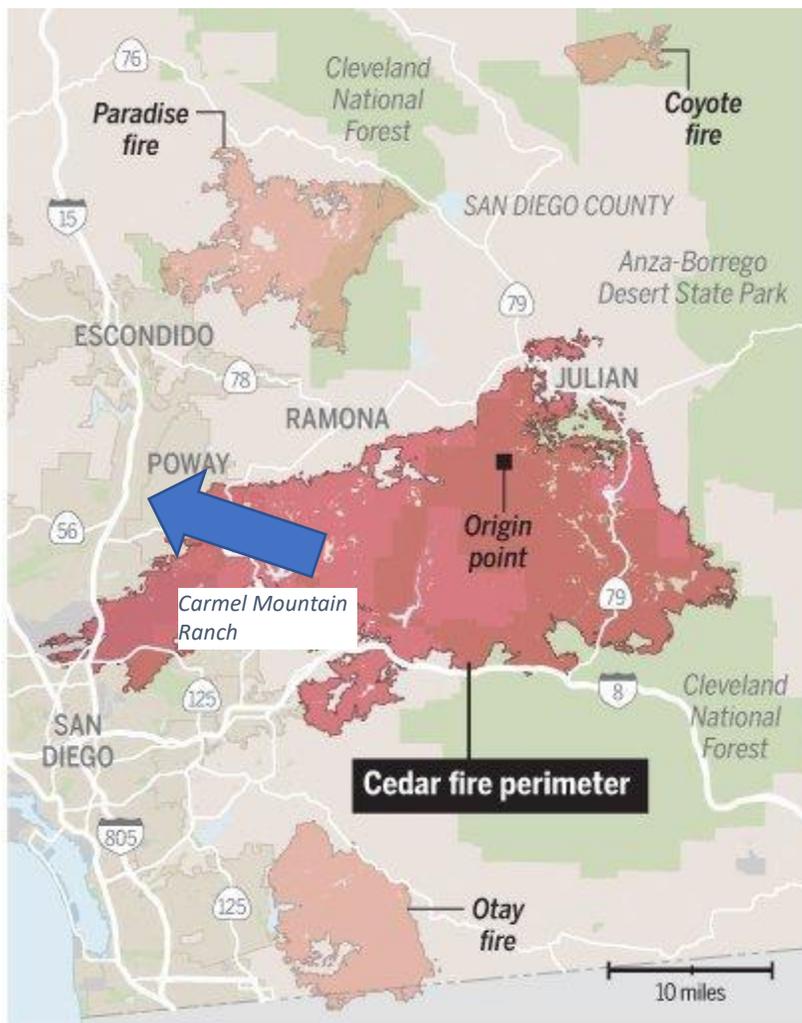
Thank you so much, Ms. Shearer-Nguyen, for taking the time to read this letter. I know it's long, but as a resident I wanted to point out the many negatives, and even dangers, this community would experience for a mere 120 Affordable Units the Developer is required to build as part of this project.

Thank you so much for your consideration.

Sincerely,

Karen Vogue

The Cedar Fire 2003



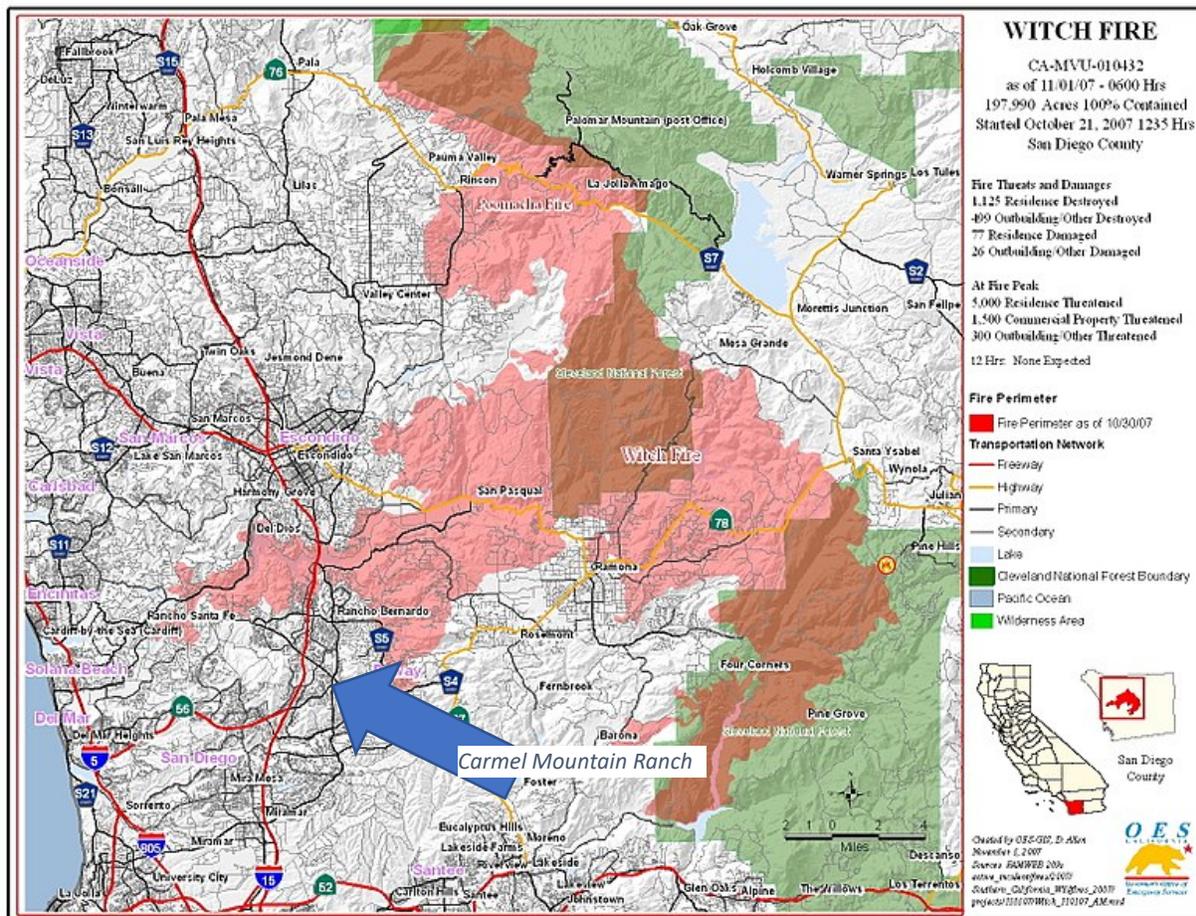
Sources: ESRI; SanGIS; San Diego State University ANDRELL BOWER • U-T

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



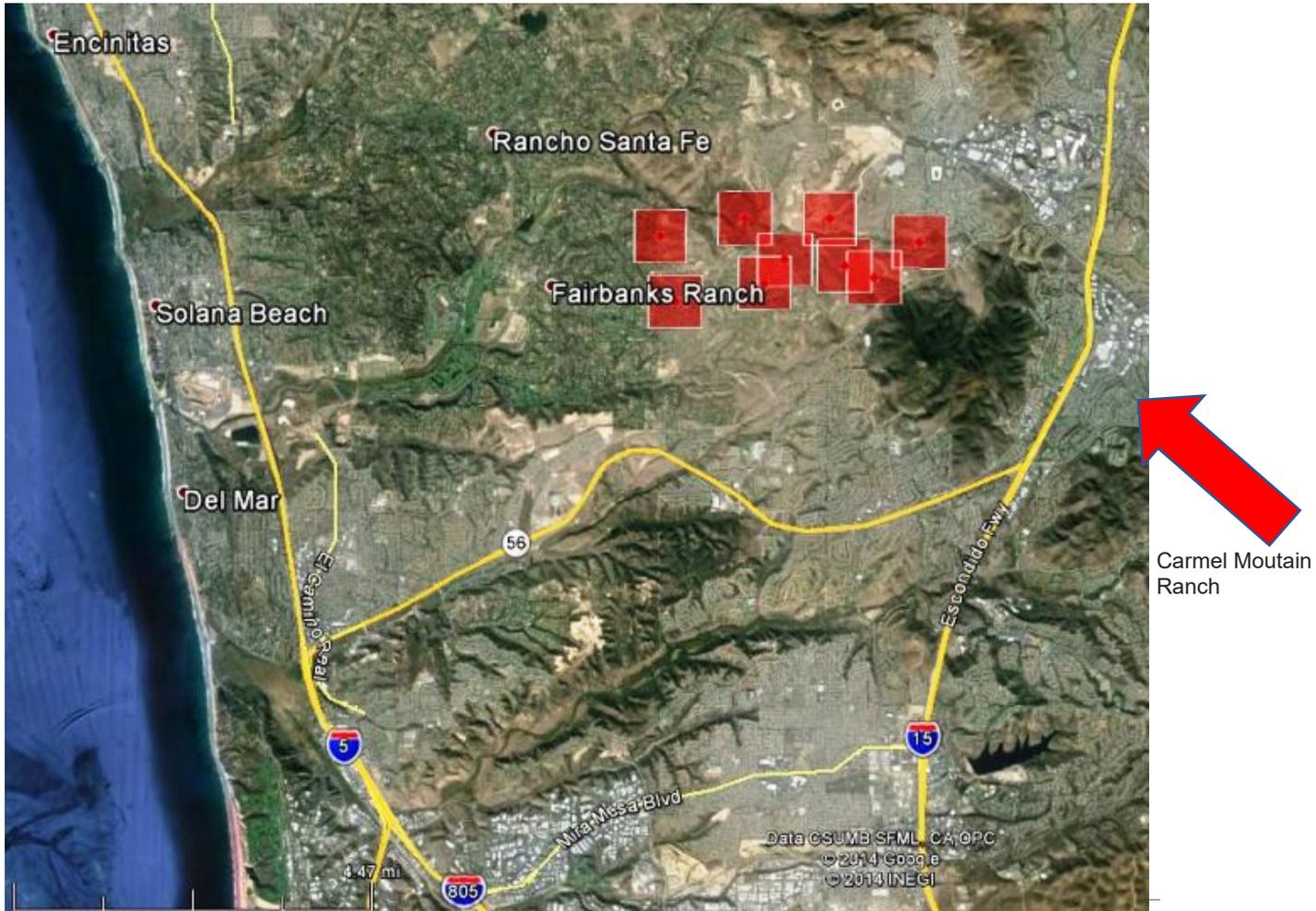
The Bernardo Fire – May 13th 2014 - 1548 Acres

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]

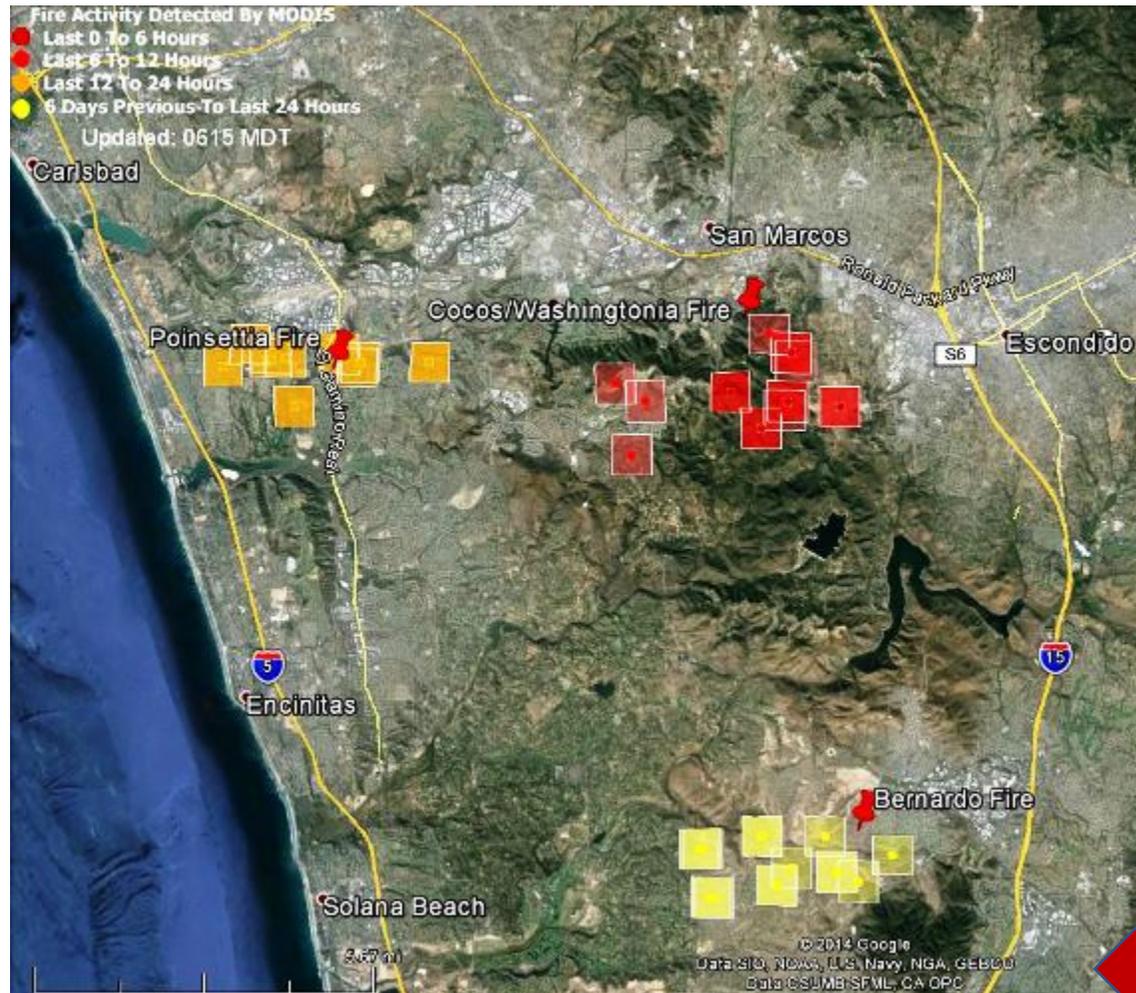
The fire started on Tuesday, May 13, at 10:00 AM PDT, just south of [Del Norte High School](#), in a construction trench off Nighthawk Lane.^{[1][2]} Over the next few hours, the wildfire intensified, due to the strong [Santa Ana winds](#) driving it southward. [This prompted the evacuation of several 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

Sent to each listed plus Mendez,

Good day and I pray that you, your family/friends and coworkers are staying healthy during this crisis. But I do have a crisis to talk about that will crop back after we recover from this one. And that is 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 here (12078 Eastbourne Rd. on Fairway 17) 15 years ago as the location was well kept, picturesque, close to all shops, quiet and safe. That safety was greatly enhanced several years ago when the Condos were installed at the bottom of Carmel Summit Rd along Highland Ranch Rd as our street was turned into a cul-de-sac at that end. The result was a quieter and even more peaceful neighborhood where all could stroll the street in near complete safety. The neighborhood children loved this. This was a perfect location for my lifestyle.

I recently was able to review New Urban West's plans earmarked for Fairway 17 and was totally shocked. Two large buildings were set to get squeezed in there and their outlet was into the cul-de-sac for Eastbourne Rd. 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 and for the following:

- We have a large building in our backyards.
- There will be a noise pollution issue that is not there now. This will be particularly problematic during construction.
- Traffic density will severely increase in an area not designed to handle this increase. This will be particularly so on Eastbourne Rd. Also note that during the times of the beginning and end of school at the Elementary School on north side of Highland Ranch Rd, our section of Eastbourne becomes heavily trafficked with cars turning around to unload or load children attending that school.
- I feel safety to be impaired due to the increase in residents in these complexes both from a traffic and home security perspective.
- Our sewage and water systems were not planned for this increase. I also find it incredulous that with the lack of water resources in San Diego, how can the San Diego Government in all good consciences even consider more housing that requires more of our scarce resources.

- We all bought in this area with the mindset that our homes would increase in value which they did. I actually fear that the value of our homes with these large units in our backyard will lose \$100-200K in value.

I could easily go on further but will stop here. I highly urge that this Project Number 652519 proposal be voted down. Keep the existing community happy to be living here. I would venture a statement that New Urban West cares not one bit for this existing community. I also would say the same about the wealthy owner. I certainly hope that the San Diego Government does. Thank you very much for your time.

Make It A Great Day,

Rick Ludwig "Wigs"

March 30, 2020

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