

**CARMEL MOUNTAIN RANCH/SABRE SPRINGS COMMUNITY  
COUNCIL  
10152 Rancho Carmel Dr., San Diego, CA 92128**

**MINUTES for April 23, 2020  
5:30PM Zoom Meeting**

Link: <https://us02web.zoom.us/j/88638265425>

**QUORUM/CALL TO ORDER 5:30 p.m.** A quorum was established via ZOOM.

<b>BOARD OF DIRECTORS</b>	
<b>PRESENT</b>	<b>ABSENT</b>
Eric Edelman, Chairperson/Business Owner	None
Ester Berry, Vice Chairperson/Home Owner	
Kurt Carlson, Home Owner	
John Chiu, Home Owner	
Marc Clark, Home Owner	
Majid Joshirian, Home Owner	
Rick Krejci, Home Owner	
Michelle Mullin, Home Owner	
Silva Salehi, Business Owner	
John Schroeder, Resident (Appointed to Board at 4.23.20 Meeting)	
Dan Thompson, Business Owner	
Joseph Valencia, Home Owner	
Ryan Yamasaki, Home Owner	

- I. Call to Order and Welcome by Chairperson: Eric Edelman
  - A. Review of ZOOM Meeting Etiquette.
- II. Approve Agenda/Approve Meeting Minutes from March 11, 2020 meeting
- III. Introduction of Board Members: Current and new Board Members introduced themselves.
  - A. New Members officially “seated:”
    1. Kurt Carlson, Homeowner
    2. Marc Clark, Homeowner
    3. Rich Krejci, Homeowner
    4. Majid Joshirian, Homeowner
    5. Michelle Mullin, Homeowner
    6. Dan Thompson, Business Owner
- IV. CMRCC Business:
  - A. Public Comments - Non-agenda items (3 minute limit)
    1. Cindy Toor: Introduction of CMR Outreach program. This is a new group that was formed with fellow neighbors to assist at-risk neighbors. Other initiatives include making face masks (COVID protection), collecting materials, delivering food, helping at food banks. They are accepting donations and are open to additional ideas/suggestions as to how they can provide other services to our community. Please contact: [cmroutreach@gmail.com](mailto:cmroutreach@gmail.com) or call 585.521.8872 with questions or if you or someone you know needs assistance.
    2. Rick Ludwig: Inquiry regarding heavy equipment that he noticed on Ted Williams. Per Eric Edelman, this heavy equipment is likely due to the tree removal currently going on, presumably by current CMR golf course owner. Code Enforcement walked the course with the current owner today (4.23.20). Eric requested to join the walk through, but he was denied his request. Code Enforcement official assured Eric that he would be in

touch to provide him with an update that he could share with the community. Eric will be following up on this matter.

- B. Neighborhood Police Report - Officer Julie Dragt
  - 1. Not present (conflict with other Community Council meeting). No report
- C. CMR Fire Station – Representative
  - 1. Not present. No report.
- D. State Senator Brian Jones – Representative
  - 1. Not present. No report.
- E. Assemblyman Brian Maienschein - Representative, Rick Hauptfeld
  - 1. Not present. No report.
- F. Supervisor Kristin Gaspar – Representative, Anthony George
  - 1. Not present. No report.
- G. Councilman Mark Kersey - Representative, Marc Schaefer
  - 1. Most City Parks are beginning to open for passive use only. Bike path off of Ted Williams is open—it is technically not a park.
  - 2. Budget proposed by the Mayor. Councilman Kersey concerned with monies allocated to parks and recreation centers.
  - 3. Code Enforcement issue on CMR golf course being monitored. Received various complaints. All fall under the same Code Enforcement.
  - 4. Not timeline available on EIR process for CMR gold course development.
  - 5. Letters from community sent to the City regarding EIR process. Per latest report provided to Eric Edelman, 120 letters received.
  - 6. NUW digital plans submitted. Available for the public. Eric Edelman shared links on Nextdoor.com; the CMR Library has it noted on their Facebook page, and also shared with CMR United.
- H. Mayor Kevin Faulconer – Representative
  - 1. Not present. No report.
- I. San Diego Planning Department – Representative, Tony Kempton
  - 1. Not present. No report.
- J. Congressman Scott Peters – Representative
  - 1. Not present. No report.
- K. New Urban West – Representative, Jonathan Frankel. Comments and Q&A:
  - 1. Continue to receive comments from City of San Diego: traffic, biology, schools, etc., regarding environmental report. This report is not available yet.
  - 2. No material changes to the plan. 1200 housing units. 6 ½ miles of trails. Have identified park areas and trail areas.
  - 3. Will continue to submit information, but due to health crisis, City is proceeding a bit differently and more slowly. Will continue to report/share with CMRSSCC Chairperson/Community, whenever there are material changes to the plans.
  - 4. Worked with Planning Department to facilitate digital access to the plans. Available for viewing at: <https://www.thetrailsatcmr.com/>. Please look for banner at top of web site, for access to digital plans.
  - 5. Approximate development = 30%; Open Space area = 70%, which includes buffer areas that will be landscaped. Parks, open space and buffers = 70%.
  - 6. Submitted other supported information to City that will be included in the upcoming EIR. No precise date available as to when the EIR will be ready.
  - 7. Typically, the City would be responsible for upkeep of parks. No existing residents will be part of new HOA. City OR Master HOA will pay for parks/open space.
  - 8. Open Space will remain as agricultural zoning on parcels that will not be developed.
  - 9. There is one parcel the owner wishes to keep--the maintenance area. Current owner will be retaining that parcel.

10. Parking will be allowed in the buffer areas. 15 ft will be required as landscape. Allowable parking will be capped. Still working on what that cap is.
  11. Technical Studies submitted: Jonathan Frankel to provide a list via email.
  12. Easements adjacent to existing homes. Proposed 50 ft. Now putting roads and parking. Buffers should focus on providing privacy and Mr. Frankel believes current plans cover this.
  13. How buffer is measured: 50 ft. from back fence to any new/proposed residential structure.
  14. Roads, parking: Parking will be limited. Still working on this with the City. City allows for plans to count open space where there are no structures.
  15. Carmel Ridge Road development (Club House): Apartments with 2 points of access. Generally will be a looped access.
  16. Non-trails--will existing residents be allowed to use trails? YES. All of the trails will be fully publicly accessible. There is a legally binding agreement between NUW and the City for existing residents to use new trails.
  17. Native plant restoration planned. Brush management a concern, as it relates to fires.
  18. Could number of 1200 go up? NO. No increases in number of units are in the plans.
  19. Web site has a place for comments/feedback/questions.
  20. Please call/email Mr. Frankel with questions/comments/concerns.
  21. In the essence of keeping our meeting time to 90 minutes, the remaining questions and answers are available via ZOOM meeting notes and recordings. Notes will be attached to these meeting minutes.
- L. CMR United – Representative, Troy Daum (15 minutes)
1. Add your name if not already receiving CMR United's Newsletter at:  
<https://carmelmountainranch.org/>
  2. CMR is staying and remains actively involved, despite the shelter in place initiative. Landscaping, buffers, etc., and the development of the CMR golf course remains a big concern.
  3. Former golf course operations area--believe someone is living there. The fact that this area has been excluded from current plans leads us to believe that more development could possibly be considered, and that this particular area will most likely be developed in the future. We will need to keep an eye on this.
  4. Little opposition to the development of the CMR golf course, as stated by NUW, is not accurate. We need to document opposition vs. support.
  5. The trees that are being removed are perfectly healthy, living trees.
  6. All pertinent information regarding the ongoing development projects for CMR is being provided as a service to this community by CMR United. Please stay informed by visiting: <https://carmelmountainranch.org/>
- M. Chairperson Report – Eric Edelman
1. Board has finalized the CMRSSCC Annual Report for the period 3/2019-3/2020, with input from community members, CMR United, and board. This is required in our bylaws and we want to ensure that we are compliant with all City mandates.
  2. There has been a recent audit of Community Planning groups. The audit claims Planning Groups don't have enough diversity, there are people that have overstayed their 8 year maximum; etc. City Council is tearing Planning Groups apart because Planning Groups are considered, by City Council, to be a roadblock to approving development plans. We need to stay vigilant on this matter.
  3. Upcoming sub-committee meeting info will be emailed. No dates set yet.
- N. Golf Course Subcommittee Report - Chairperson, Rick Smith
1. Not present. No report.
- O. Park & Ride/New Pointe Subcommittee Report - Chairperson, Brian Hollandsworth

1. Asked for updates from Scott Sandstrom. No plans received as of this meeting; no meeting date set.
  2. Can plans be made available digitally? Scott Sandstrom will submit 3<sup>rd</sup> review/digital copies to Brian. We are aware that updates have occurred. To date, no updates have been sent to CMRSSCC and/or Brian.
  3. Must have regular size parking spots.
  4. Height was higher than what it should be.
  5. They are iterating what to do next. No EIR needed because this is City-owned property.
  6. No 1-1 parking required.
  7. What are the odds of us getting TPA removed for this area? This particular SS stop is not a typical stop. Per Marc Schaefer, Councilman Mark Kersey's representative, this is an uphill battle, and not likely to happen.
  8. This is a conditional sale. (\$600K)
- P. Old Business
1. None.
- Q. New Business
1. Appoint John Schroeder to return until 2021 to fill vacant seat. Motion carries.  
Unanimous re-appointment of John Schroeder, occupying vacant Homeowner seat.
- R. Action Items
1. Approval of Annual Report, March 2019-March 2020. Motion to approve: Marc Clark.  
Seconded: Ryan. Motion approved unanimously. Motion carries.

**Adjournment:** 7:06 p.m.

**Next Meeting:** Wednesday, May 13 at 5:30 p.m.

**Location:** ZOOM (Meeting details to be emailed)