

### THE TRAILS AT CARMEL MOUNTAIN RANCH

**POSITION:** The Chamber's Transportation & Land Development Committee voted to SUPPORT the proposed development on November 17, 2020. The Chamber's Public Policy Committee voted to SUPPORT the proposed development on December 8, 2020. The Board of Directors voted to SUPPORT the proposed development on January 28, 2021.

**RATIONALE:** This project will convert an abandoned golf course into 1,200 new housing units and 100+ acres of outdoor space. This new heightened use for the property will help alleviate our region's housing crisis and achieve goals set by the city's Climate Action Plan.

**STATUS:** The proposal is now under review by city staff and will likely go before Planning Commission and City Council in early 2021. As of January 2021, a draft EIR has been prepared.

#### SUMMARY

The Trails at Carmel Mountain Ranch is a proposed development by New Urban West to convert a former golf course into an inter-connected master planned community. The plan includes 1,200 attainably-priced housing units, including 120 deed-restricted affordable homes, and over 9 acres of new neighborhood parks. The Trails is located within a transit priority area (TPA) and directly connect its residents to existing employment centers, shops, and transit.

The proposal emphasizes our region's environmental goals and equips all homes with solar panels and electric vehicle compatible parking. Additionally, New Urban West plans to restore 30 acres of native habitats and build over 6 miles of pedestrian and cycling trails. Developers have worked closely with the local community to gather project feedback through a dozen community meetings and an online survey.

#### INDUSTRY/IES IMPACTED

The proposal will impact the Carmel Mountain Ranch community, the construction and building industry, San Diego residents, and the region's workforce.

#### SUPPORTERS

- None know

#### OPPONENTS

- None known

#### ARGUMENTS IN FAVOR

- San Diego is experiencing a housing crisis and the 1,200 units built by this project will help mitigate the problem.
- The project will create thousands of construction and permanent jobs.
- The housing units built will connect residents directly to local employment centers.
- The proposed site has been untouched since the Carmel Mountain Ranch Country Club closed over two years ago. This higher use will reinvigorate the space.

#### ARGUMENTS IN OPPOSITION

- This development is too big and will disrupt the character of the neighborhood.