

Stephanie Rojas

From: drehz (null) <drehz@aol.com>
Sent: Wednesday, January 28, 2026 3:05 PM
To: City Council
Cc: City Clerk; Zeb Navarro
Subject: Vote to Deny EIR - Guajome

EXTERNAL MESSAGE: Use caution when opening attachments, clicking links, or responding. When in doubt, please contact CustomerCare@oceansideca.org

Hello Mr. Robinson and my Oceanside Community Members,

I am writing regarding the development of the area in Guajome Regional Park.

I strongly urge you to vote to DENY the current Environmental Impact Report. We need a better plan for this region! This current plan is unsafe for commuters, equestrians and bike riders, including our children who ride their bikes to and from school.

Please protect our communities equestrian history and character by maintaining our existing zoning standards.

We support growth that protects our neighborhoods and natural habitats of all the members, human and animal alike.

Don't destroy our community regional park for those who have no community investment in the beauty of neighborhoods nor the safety of our members.

Thank you,

Andrea Hernandez

Stephanie Rojas

From: Angela Macia <angela.macia1@gmail.com>
Sent: Wednesday, January 28, 2026 2:33 PM
To: City Council; City Clerk
Cc: guardguajome@yahoo.com
Subject: Guajome Lake Homes – Oppose EIR Certification

EXTERNAL MESSAGE: Use caution when opening attachments, clicking links, or responding. When in doubt, please contact CustomerCare@oceansideca.org

As an Oceanside resident, I urge the City Council to **deny certification** of the Environmental Impact Report (EIR). As a Ph.D. biologist and a mother of two children living just five minutes from the Guajome Park area, it is extremely important to me and my family to preserve this area—not only due to health and safety concerns, but also because of impacts to wildlife, equestrian use, water resources and many other significant issues outlined in this letter.

EIR Deficiencies:

HEALTH & SAFETY

- The EIR does not adequately analyze safety risks on Guajome Lake Road, including blind curves, narrow width, lack of shoulders, and long unpaved segments — even though the project would add 830 new daily car trips to this road.
- The project would leave 800 feet of Guajome Lake Road unpaved, yet the EIR does not analyze how dust from increased traffic would affect visibility, driving safety, equestrians, and people using the park.
- The EIR does not meaningfully evaluate whether residents, emergency responders, and equestrians requiring horse trailers could safely evacuate during a wildfire, especially since parts of the road do not meet fire code standards and only part of the road would be paved.
- The EIR ignores safety risks to horses, riders, and pedestrians who regularly use Guajome Lake Road and nearby trails, despite increased traffic and dust.

WILDLIFE

- The EIR does not adequately analyze how the project would disrupt wildlife movement and habitat connectivity between Guajome Regional Park, Jeffries Ranch, and surrounding open space.
- The EIR acknowledges impacts to habitat for the Federally-protected bird species **California Gnatcatcher** but relies on deferred mitigation and off-site mitigation claims without demonstrating that impacts would truly be reduced to less than significant levels.
- The EIR relies on an unsupported claim that off-site mitigation reflects a preference of the U.S. Fish and Wildlife Service.

EQUESTRIAN/LAND USE INCOMPATIBILITY

- The project waives the Equestrian Overlay protections, but the EIR does not analyze the environmental and safety impacts of removing protections that were created specifically to preserve the area's rural and equestrian character.

- The EIR incorrectly claims the project is compatible with surrounding land uses, even though nearby properties are primarily large-lot equestrian homes and the project proposes much smaller, higher-density lots.

WATER QUALITY/IMPACTS TO GUAJOME LAKE

- Guajome Lake is an impaired waterbody, yet the EIR does not establish a clear baseline for existing lake conditions or adequately analyze whether stormwater runoff from the project would worsen pollution in the lake.
- The project's own stormwater plan admits that some pollution controls do not fully meet performance standards, but the EIR still concludes impacts would be less than significant without additional mitigation.

GROWTH INDUCEMENT

- The EIR downplays growth-inducing impacts of extending sewer infrastructure near Guajome Regional Park, even though this infrastructure could make future development easier and increase long-term environmental impacts.

SCENIC PARK OVERLAY

- The project site is located within the Scenic Park Overlay, which exists to conserve and protect valuable natural resources near Guajome Regional Park, yet the EIR does not meaningfully analyze whether the project complies with that purpose.
- The EIR incorrectly claims the area lacks scenic value, despite the project's proximity to protected parkland and open views that are specifically intended to be preserved under City policy.

VISTA & COUNTY-SPECIFIC CONCERNS

General Plan Policies (Guajome Regional Park Sphere of Influence)

- The City's General Plan requires that the City shall solicit comments and recommendations from the Guajome Regional Park Area Planning and Coordinating Committee for projects near the park, yet the EIR does not disclose that this consultation did not occur.
- The EIR nevertheless relies on findings of General Plan consistency without acknowledging or addressing the absence of required inter-agency coordination.

Inter-Jurisdictional (Vista & County) Impacts

- Guajome Lake Road and surrounding access routes cross multiple jurisdictions, including the City of Vista and unincorporated County areas, yet the EIR does not analyze how project impacts would affect residents, emergency access, or evacuation beyond Oceanside's boundaries.
- The EIR fails to evaluate cumulative safety and environmental impacts on regional infrastructure and park users who rely on cross-jurisdictional roadways.

Cumulative Impacts

- The EIR does not adequately analyze cumulative impacts from this project combined with other nearby development that would add traffic to Guajome Lake Road and nearby intersections. For example, the Camino Largo housing project under construction at N. Santa Fe (near Osborne) was omitted, even though it will add additional traffic to Guajome Lake Road.

We respectfully request that the City Council **deny certification** of the EIR, followed by **an adequate environmental review** and meaningful mitigation measures to address these impacts.

Respectfully,

Angela Macia, Oceanside Resident.

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Angela Macia, Ph.D.

Email: angela.macia1@gmail.com

Stephanie Rojas

From: Caleb Hayton <calebhayton@gmail.com>
Sent: Wednesday, January 28, 2026 2:10 PM
To: City Clerk; City Council
Subject: Guajome County Park EIR concerns

EXTERNAL MESSAGE: Use caution when opening attachments, clicking links, or responding. When in doubt, please contact CustomerCare@oceansideca.org

Distinguished members of the Oceanside City Council,

I hope this letter finds you well. I write to you because as a resident of Fallbrook, but a fellow member of North County, as well as a lifelong wildlife and outdoor enthusiast, it disturbs me to see how our local and public parks are being sold to allow for ill-conceived development projects, such as what is tentatively being planned at Guajome County Park. Though I am not entirely opposed to housing here, the specific details of this development plan are untenable, for a multitude of reasons. The EIR is required to inform the public about potential impacts. It should identify and analyze impacts, then avoid or minimize impacts whenever possible. These are the areas we've identified where the EIR fell short of this standard. Here is a list of some, but not all, of the reasons why the certification of the Environmental Impact Report should be wholly denied. My primary concerns are related to the impacts of wildlife in the area, though this development also poses several other areas of concern. As far as wildlife goes, here are the most concerning factors:

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- The
- EIR does not adequately analyze how the project would disrupt wildlife movement and habitat connectivity between Guajome Regional Park, Jeffries Ranch, and surrounding open space. This is one of the last remaining wildlife corridors in the area, and fragmentation
- of such a resource would be a huge loss to anyone who values the most essential factors of what makes North County so special.

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- The
- EIR acknowledges impacts to habitat for the Federally-protected bird species
- **California**
- **Gnatcatcher** but
- relies on deferred mitigation and off-site mitigation claims without demonstrating that impacts would truly be reduced to less than significant levels.
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- The
- EIR relies on an unsupported claim that off-site mitigation reflects a preference of the U.S. Fish and Wildlife Service.
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There are also several concerns related to health and safety, which are as follows:

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- The
- EIR does not adequately analyze safety risks on Guajome Lake Road, including blind curves, narrow width, lack of shoulders, and long unpaved segments — even though the project would add 830 new daily car trips to this road.
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- EIR does not meaningfully evaluate whether residents, emergency responders, and equestrians requiring horse trailers could safely evacuate during a wildfire, especially since parts of the road do not meet fire code standards and only part of the road would
- be paved.
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- The
- EIR ignores safety risks to horses, riders, and pedestrians who regularly use Guajome Lake Road and nearby trails, despite increased traffic and dust.
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Water impacts are also a concern, as

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- Guajome
- Lake is an impaired waterbody, yet the EIR does not establish a clear baseline for existing lake conditions or adequately analyze whether stormwater runoff from the project would worsen pollution in the lake.

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- The
- project's own stormwater plan admits that some pollution controls do not fully meet performance standards, but the EIR still concludes impacts would be less than significant without additional mitigation.

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This development would also conflict with the Scenic Park Overlay, in that:

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- The
- project site is located within the Scenic Park Overlay,

- which
- exists to conserve and protect valuable natural resources near Guajome Regional Park, yet the EIR does not meaningfully analyze whether the project complies with that purpose.
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- The
- EIR incorrectly claims the area lacks scenic value, despite the project’s proximity to protected parkland and open views that are specifically intended to be preserved under City policy.
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As many members of this community, especially the areas surrounding Guajome County Park, are avid equestrian enthusiasts, there are also some concerns for them:

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- The
- project waives the Equestrian Overlay protections, but the EIR does not analyze the environmental and safety impacts of removing protections that were created specifically to preserve the area’s rural and equestrian character.

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- The

- EIR incorrectly claims the project is compatible with surrounding land uses, even though nearby properties are primarily large-lot equestrian homes and the project proposes much smaller, higher-density lots.

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In terms of growth inducement:

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- The

- EIR downplays growth-inducing impacts of extending sewer infrastructure near Guajome Regional Park, even though this infrastructure could make future development easier and increase long-term environmental impacts.

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Finally, here are some concerns relating to residents of Vista, as well as the county in general, many of whom recreate within Guajome County Park:

General Plan Policies (Guajome Regional Park Sphere of Influence)

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- The
- City's General Plan requires that the City shall solicit comments and recommendations from the Guajome Regional Park Area Planning and Coordinating Committee for projects near the park, yet the EIR does not disclose that this consultation did not occur.

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- EIR nevertheless relies on findings of General Plan consistency without acknowledging or addressing the absence of required inter-agency coordination.

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Inter-Jurisdictional (Vista & County) Impacts

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- Guajome
- Lake Road and surrounding access routes cross multiple jurisdictions, including the City of Vista and unincorporated County areas, yet the EIR does not analyze how project impacts would affect residents,

emergency access, or evacuation beyond Oceanside's boundaries.

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- The
- EIR does not adequately analyze cumulative impacts from this project combined with other nearby development that would add traffic to Guajome Lake Road and nearby intersections. For example, the Camino Largo housing project under construction at N. Santa Fe
- (near Osborne) was omitted, even though it will add additional traffic to Guajome Lake Road.
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I hope these points and details give you some hesitation as to whether a project like this should truly be approved. I urge you, please reject the Environmental Impact Report for the development of this section of Guajome County Park.

Sincerely, Caleb Hayton



Agenda Item Position Slip

Submitted On:

Jan 28, 2026, 05:24PM EST

City of Oceanside

Email	cindy0811@aol.com
Council Meeting Date	January 28, 2026
Agenda #	16
Subject	Guajome Lakes Home APPEAL
Position	In Opposition
Name	First Name: Cindy Last Name: Davenport
Oceanside Resident	Yes
Full Address	Street Address: 541 Crouch St City: Oceanside State: CA Zip: 92054
Comments	I ask that you do not deny the appeal because this development does not help Oceanside. 4 low income homes out of 83 does not help our residents. THIS IS NOT SMART GROWTH, as our GPU and CAP are promoting. Sprawl development like this is especially bad since the increased traffic it will bring (double what it is today) adds to the danger of impeded evacuation during wildfires. We need more open space, not less, and this project will endanger many species while affecting the health of humans and horses already there. SMART GROWTH, NOT SPRAWL DEVELOPMENT!



Agenda Item Position Slip

Submitted On:

Jan 28, 2026, 05:32PM EST

City of Oceanside

Email	johnlauejr@gmail.com
Council Meeting Date	01/28/2026
Agenda #	Opposition to Guajome Lake Homes Development Project
Subject	Opposition to Guajome Lake Homes Development Project
Position	In Opposition
Name	First Name: John Last Name: Laue
Oceanside Resident	Yes
Full Address	Street Address: 5421 Old Ranch Road City: Oceanside State: CA Zip: 92057
Comments	<p>STATEMENT TO THE OCEANSIDE CITY COUNCIL RE: Opposition to Guajome Lake Homes Development Project</p> <p>Honorable Mayor and Council Members, Guajome Lake Park, known to the Luiseño people as "wakhavumi" (frog pond), has been a treasured landscape for centuries. From its origins as a Native American site, through its designation as a 2,219-acre Mexican land grant in 1845 to brothers Andrés and José Manuel, to its prominence as a 19th-century rancho under the Coutts family, this area has always been recognized for its unique natural and cultural value. After serving as a private bird farm, it became the 394-acre San Diego County park we know today in 1973. This rich history underscores why this land deserves our protection—not exploitation for developer profit.</p> <p>I urge you to deny the requested density bonus and development permits for the Guajome Lake Homes project. This proposal represents a fundamental violation of our city's commitment to responsible growth, environmental protection, and community safety—and a betrayal of the legacy we inherited.</p>

VIOLATION OF ENVIRONMENTAL PROTECTIONS

This project directly threatens federally protected species. The Coastal California

Gnatcatcher, protected under the Endangered Species Act, was observed nesting and

feeding young in habitat slated for destruction. This habitat was specifically designated as

hardline preserve land in Oceanside's Subarea Plan for the protection of this imperiled

species.

Wildlife biologists are clear: even if the preserve habitat is nominally avoided, the dense wall

of 83 homes will sever the critical corridor connecting this habitat to Guajome County Park.

This fragmentation will doom the gnatcatcher population. Additionally, the Least Bell's Vireo

and White-tailed Kite, also protected species, will suffer negative impacts.

The project violates the Scenic Park Overlay zoning requirement established specifically for

areas adjacent to Guajome County Park, which mandates that developments "conserve and

protect valuable natural resources." This is not a technicality—it is a binding commitment our

city made to preserve this unique ecological area.

SEVERE TRAFFIC AND SAFETY HAZARDS

The project will generate over 800 additional daily vehicle trips on Guajome Lake Road, more

than doubling current traffic volume. During peak morning hours (7-8am), trips would increase from 160 to 340—all funneled through a narrow two-lane road that is partially unpaved, has no traffic signals, and features multiple blind turns.

This massive traffic increase poses an unacceptable wildfire evacuation risk.

With only one

evacuation route available, the additional congestion could prove deadly in an emergency.

We cannot gamble with residents' lives by approving a project that creates such obvious

evacuation bottlenecks in a fire-prone area.

Furthermore, hundreds of additional vehicles traveling on the dirt portion of Guajome Lake

Road will generate substantial dust pollution, harming residents, their horses, wildlife, and

park visitors. The project includes no traffic calming measures, pedestrian

safety
improvements, or equestrian crossing protections.

UNJUSTIFIED REGULATORY WAIVERS

The developer seeks to waive six different regulations without providing adequate justification or alternatives. Most troubling is the waiver of Equestrian Zoning standards established under Article 28 of Oceanside's Zoning Ordinance specifically to "protect the equestrian and rural atmosphere" of this unique area. This waiver was granted without proper justification and will jeopardize the safety of all residents who use Guajome Park for equestrian activities.

EXCESSIVE DENSITY AND FALSE AFFORDABLE HOUSING CLAIMS

This proposal seeks to cram 83 homes onto a 16.8-acre parcel zoned for a base density of 45

homes—an 84% increase over allowed density. The developer claims this serves affordable

housing needs, yet the project includes only FOUR "low-income" units priced at approximately \$580,000. This is not affordable housing by any reasonable definition, and it certainly does not justify the massive density increase being requested.

Moreover, this is not smart growth. The nearest public transit is 1.3 miles away, ensuring

complete automobile dependency and contradicting sustainable development principles.

DESTRUCTION OF COMMUNITY CHARACTER

The Guajome Park area has maintained its unique rural character through carefully

considered zoning protections. This high-density development does not match the density of

surrounding communities and will irreversibly destroy the rural beauty and character that

make this area special. I encourage you to drive down Guajome Lake Road yourselves and

observe how dramatically incompatible this proposal is with its surroundings.

CONCLUSION

The developer's confidence is evident—they closed escrow before community comments on

the Draft Environmental Impact Report were even submitted. This arrogance should not be

rewarded. This project fails on every measure: environmental protection, public safety, traffic

management, affordable housing, smart growth principles, and preservation of community

character. It bulldozes through established regulations designed to protect our

residents and

natural resources, all to maximize developer profit at community expense.

I respectfully urge the Council to deny this ill-conceived project and uphold the zoning

protections and environmental safeguards our community depends upon.

Thank you for your consideration.

John Laue

Stephanie Rojas

From: Kathy Lemos <kathylemos6@gmail.com>
Sent: Wednesday, January 28, 2026 2:51 PM
To: City Clerk

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Subject: Appeal Comment – Health, Safety, and Environmental Impacts of Guajome Project

To Whom It May Concern,

I submit this comment in support of the appeal of the proposed Guajome development by Rincon Homes.

The project will cause specific adverse impacts to health and safety, including chemical exposure from pesticides and rat poison, dust and air quality degradation from increased traffic on dirt roads, heightened fire risk due to density and fireworks use, and serious hazards to equestrians and horses along Guajome Park Road.

The Final EIR acknowledges that the site may contain suitable habitat for the Crotch's bumble bee, a species protected under the California Endangered Species Act as of August 4, 2022. Mitigation Measure MM-BIO-9 was added only after CDFW raised concerns, demonstrating that the Draft EIR was incomplete. Comparable projects in North County have been required to redesign developments to protect this species.

Additionally, the project proposes only four low-income units out of 83 total units, qualifying for two incentives under the Density Bonus Law—not unlimited waivers. State housing laws do not override the City's obligation to protect public health, safety, and biological resources.

For these reasons, I respectfully request that the appeal be granted or that the project be substantially revised.

Respectfully submitted,
Kathy Lemos

Stephanie Rojas

From: Leilani Santos <leilani.saint@gmail.com>
Sent: Wednesday, January 28, 2026 8:01 AM
To: City Council; City Clerk
Subject: Opposition to Certification of the Guajome Lake Homes EIR

EXTERNAL MESSAGE: Use caution when opening attachments, clicking links, or responding. When in doubt, please contact CustomerCare@oceansideca.org

Dear Mayor and Members of the Oceanside City Council,

I am an avid equestrian and frequent user of Guajome Regional Park, and I respectfully urge the City Council to **deny certification of the Environmental Impact Report (EIR)** for the proposed Guajome Lake Homes project.

I want to be clear that I am **not opposed to housing**. However, the proposed development of 83 high-density homes on less than 10 acres immediately adjacent to Guajome Regional Park raises serious and unresolved concerns related to **public safety, equestrian use, wildlife protection, and preservation of the park's character**.

Guajome is a shared environment where wildlife, equestrians, pedestrians, families, and recreational users coexist. Horses are prey animals and are highly sensitive to sudden movement, noise, and fast-approaching objects. Even under current conditions, equestrians regularly encounter unsafe situations involving e-bikes, cyclists, dogs, and vehicles that do not slow down, announce themselves, or yield the right of way. When a horse is startled on a narrow roadway or trail, the risk is immediate and extends not only to the rider, but also to pedestrians, cyclists, and motorists nearby.

Guajome Lake Road and adjacent trails are actively used by riders on horseback and by equestrians hauling horse trailers. The EIR does not adequately analyze how increased traffic, unpaved road segments, dust, blind curves, or limited shoulders will affect the ability of horse trailers to safely navigate the area or evacuate during emergencies such as wildfires. These are foreseeable safety concerns that deserve thorough evaluation and mitigation, not dismissal.

The introduction of 83 new homes will also bring a continuous increase in park use by residents and visitors. More people means more foot traffic, bicycles, e-bikes, strollers, and pets, all competing for limited trail and roadway space. These interactions already present challenges today and will become significantly more frequent with the scale of development proposed.

The EIR further falls short in its analysis of **wildlife and habitat connectivity**. Guajome Regional Park serves as critical habitat and a movement corridor for native wildlife. Increased human activity, lighting, noise, and fencing associated with dense residential development will further disrupt animals that depend on this space.

Stephanie Rojas

From: Theodore Garcia <thgarcia7@gmail.com>
Sent: Wednesday, January 28, 2026 3:33 PM
To: City Council; City Clerk
Subject: Urge you to DENY certification of the Guajome Lake Homes EIR | unresolved environmental and traffic impacts

EXTERNAL MESSAGE: Use caution when opening attachments, clicking links, or responding. When in doubt, please contact CustomerCare@oceansideca.org

Dear Mayor and City Council Members,

I am writing as a nearby resident **who values Guajome Regional Park and this area's open space**. I also work in a field where decisions depend on clear baselines, realistic assumptions, and mitigation that is specific and enforceable. For those reasons, I urge you to deny certification of the Final EIR for the Guajome Lake Homes Project (Project 14413).

I want to be clear: I am not opposed to housing here. **I am opposed to approving a project of this scale next to a regional park when the EIR's conclusions do not match the lived reality on Guajome Lake Road and do not offer a concrete plan to prevent worsening conditions.**

Traffic and safety

The Final EIR states Guajome Lake Road currently carries about 744 average daily trips and that the project would add about 830 more, yet concludes traffic would remain within a Level of Service "C" capacity of 2,200 daily trips and therefore meet City roadway safety and operational standards. It also notes the speed limit would remain 25 mph and treats it as speculative to assume paving will change speeds.

Even if those statements are technically defensible on paper, they do not address the practical safety risks on a road used by residents, park visitors, and people walking or biking in this area. The EIR also acknowledges the project would pave and realign Guajome Lake Road for roughly 1,200 linear feet to Albright Street, while the unpaved segment east of the site would remain. At the same time, it indicates no off-site roadway improvements are recommended or required, and it relies on traffic fees that may or may not be allocated to this corridor later, depending on City priorities.

That is not an adequate remediation plan for worsening traffic, safety, and access. If this project moves forward at all, it should include a funded, binding package of improvements tied to approval, including:

- **Specific commitments** for improvements beyond the project frontage (including the remaining unpaved segment and safe pullouts/shoulders where feasible)
- **Traffic calming and design features** that protect all users, not just vehicle throughput
- **Clear, enforceable triggers** (not future "may include" funding) if traffic and safety conditions degrade

Environmental concerns

The Final EIR acknowledges downstream waterways (East Channel Creek and Guajome Creek) that drain to Guajome Lake and discusses downstream water quality impairments. It concludes impacts would be less than significant through compliance with stormwater permits, BMPs, and on-site measures including two biofiltration basins and ongoing maintenance verification.

Given the project's proximity to sensitive waterways and the park, I do not believe "less than significant" is sufficiently supported without baseline monitoring and clear performance standards, plus a contingency plan if the stormwater system underperforms over time.

Separately, the Final EIR acknowledges impacts to coastal sage scrub and relies on off-site mitigation. It also discusses a wildlife corridor associated with riparian habitat in the northern portion of the site. Approving this project without stronger, enforceable protections increases long-term risks to park-adjacent habitat function and wildlife movement.

For all of these reasons, please deny certification of the Final EIR and require a revised analysis with meaningful, enforceable mitigation for traffic, safety, water quality, and habitat impacts.

Sincerely,
Ted Garcia

Equally troubling is the waiver of established **Equestrian Overlay protections** without a meaningful evaluation of the environmental and safety consequences. These protections exist because this area has long been recognized as incompatible with dense residential development. Removing them undermines the rural and equestrian character that defines Guajome and its surrounding community.

Guajome Lake is an impaired waterbody, yet the EIR does not convincingly demonstrate that stormwater runoff and increased pollutants from this development will not further degrade water quality. Protecting the lake protects the wildlife that depend on it and preserves the natural beauty that draws people to the park.

With 83 new homes, it is reasonable to ask how many additional people and vehicles will be using Guajome Regional Park on a daily basis, and how that increased intensity of use will affect safety for horses, riders, and other park users. These questions remain inadequately answered.

For these reasons, I respectfully request that the City Council **deny certification of the EIR** and require a more thorough and transparent environmental review that fully addresses safety, wildlife protection, water quality, and preservation of Guajome Regional Park.

Thank you for your time and consideration.

Sincerely,
Leilani Santos
Oceanside, California