Stephanie Rojas

From: Thomas Schmiderer
Sent: Friday, January 23, 2026 11:22 AM
To: City Clerk
Subject: FW: Opposition to Proposed High-Density Development Near Guajome Regional Park

Thomas Schmiderer
Assistant City Clerk
City of Oceanside

tschmiderer@oceansideca.org
+1 (760) 435-3004
300 N. Coast Highway
Oceanside, CA 92054
www.oceansideca.org

From: Andrew Robinson <drewrobinson1982@gmail.com>
Sent: Thursday, January 22, 2026 2:16 PM
To: Rick Robinson <rwrobinson@oceansideca.org>
Cc: Zeb Navarro <znavarro@oceansideca.org>; City Council <council@oceansideca.org>
Subject: Opposition to Proposed High-Density Development Near Guajome Regional Park

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Dear Councilmember Robinson,

I am writing as a resident of District 2 to express my strong opposition to the proposed Guajome Lake Homes development project adjacent to Guajome Regional Park. This project, which would place 83 new single-family homes on a rural site near the Park, raises significant concerns for residents, wildlife, and the character of our community.

I recognize the importance of thoughtfully planned housing in Oceanside; however, I believe this project, as currently proposed, is not appropriate for this location for multiple reasons:

1. Environmental and Wildlife Impacts

Guajome Regional Park and its surrounding areas serve as vital habitat for local wildlife, including species of concern. There are well-documented fears that this development will disrupt important habitat corridors and nesting areas for birds and other wildlife.

2. Rural Character and Zoning Compatibility

The area around Guajome Park has long been valued for its rural atmosphere, open space, and equestrian use. This development would significantly alter the low-density character of the community and, according to local advocates, may waive equestrian and scenic zone protections that residents support.

3. Traffic and Safety Concerns

Introducing dense development in a predominantly rural zone means increased traffic on narrow roads such as Guajome Lake Road, which currently has unpaved sections and limited access infrastructure. This raises concerns about safety, congestion, and impacts for residents, equestrians, and visitors to the park.

4. Community Process and Trust

Many members of this community have attended meetings and submitted comments opposing certification of the project's environmental review. Although the Planning Commission has approved the project, I urge you to carefully consider the substantial public concern and whether additional safeguards or alternatives should be explored before moving forward.

I respectfully request that you use your position on the City Council to advocate for a development approach that protects sensitive habitats, respects the rural character of the area, and aligns with the values of neighborhood residents.

Thank you for your service to our community and for considering my perspective. I would appreciate the opportunity to discuss this matter further or receive a response outlining your position on the project.

Sincerely,

Andrew Robinson

District 2 Resident

1669 Seattle Slew Way

Oceanside, CA 92057

Ph: 415-730-1629

Stephanie Rojas

From: Cameron Lamoureux <cameronlamoureux@gmail.com>
Sent: Wednesday, January 21, 2026 9:51 AM
To: City Council
Cc: City Clerk
Subject: GUAJOME LAKE HOMES PROJECT...YES!!!

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Honorable City Councilmembers,

I have lived and worked in North County for many years, and I am becoming increasingly concerned about the lack of affordable, single-family homes available for purchase.

I ask that you vote in favor of the Guajome Lake Homes project at the January 28thOceanside City Council meeting.

As a young professional, the high cost of living and limited housing supply in North County San Diego make it especially diffcult to plant my roots. Rent consumes a large portion of my monthly income, which leaves little room to save towards a down payment, to which we are considering leaving California and this amazing community to go elsewhere that is more affordable. At the same time, bidding wars for the small number of available homes further push buyers out of the market like us.

Building more single-family homes would expand supply in neighborhoods that many first-time buyers, like me, seek. With more attainable entry-level houses on the market, young professionals would have a clearer path from renting to ownership, enabling us to build equity and remain in this community.

In light of the intense opposition voiced at prior hearings, I did not feel comfortable attending the City Council meeting in person. Nevertheless, I felt it was important to express my views on this matter.

Thank you for your time and consideration,

Cameron Lamoureux

781-974-9912

cameronlamoureux@gmail.com

Leslie Huerta

From: Thomas Schmiderer
Sent: Tuesday, January 20, 2026 12:41 PM
To: City Clerk
Subject: FW: Appeal Comment – Health, Safety, and Environmental Impacts of Guajome Project

-----Original Message-----
From: Catherine Muzzy <cmuzzy@mzequestrian.com>
Sent: Tuesday, January 20, 2026 12:18 PM
To: City Council <Council@oceansideca.org>
Cc: Catherine Muzzy <cmuzzy@mzequestrian.com>
Subject: Appeal Comment – Health, Safety, and Environmental Impacts of Guajome Project

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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!

Happy Trails,

Dr. Catherine Muzzy

Cmuzzy@mzequestrian.com

M: (714) 381-9251

MZ Equestrian <https://mzequestrian.com/>

MZ Farms <https://us01.z.antigena.com/l/CGXMgKEmnyu5eVrJDFk6dRU9s-9YH-kSeHlQLEs2xFYBhC84pR-MJx2zrCakVKi4eVON6kMXIDg0DJnLgX3JV3LJAgy56Ott~S8tsqCuSz8_7TrlkNfeXEbyy9F7HngFXFIxdKAi_hQ2xQXmynfzlc4U53I-ZnfT0WqOArbZUHk4v7VdUIjRjPhHFLSsR5U-yl>

Lillian Muzzy Equestrian <https://lillianmuzzy.com/>

“No hour of life is lost that is spent in the saddle” — Winston Churchill

Stephanie Rojas

From: Celine Evans <evansmailbox11@gmail.com>
Sent: Friday, January 23, 2026 10:00 AM
To: City Clerk
Subject: Please support Guajome Lake Homes

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Honorable Mayor Sanchez and City Councilmembers,
I'm writing to urge you to vote **YES** on the Guajome Lake Homes project on January 28th. Oceanside and North County need more housing, and this project will help increase the supply, including deed-restricted affordable homes.

Reasons I support this project: *(choose 1–3 or share your own)*

- I want **young families** to have a real chance to buy a home in North County.
- This project adds **single-family homes**, which are a great option for families with children.
- I support neighborhoods that include **shared community space**, where kids can play and neighbors can build community.
- More housing helps reduce displacement and keeps families closer to schools, jobs, and support systems.
- Housing supply matters—if we don't build, prices keep rising and people are pushed farther away.
- I believe Oceanside should remain a place where **working families** can live and thrive.
- This project supports the long-term strength of our region by helping

people **stay near where they work and go to school**.

- I want a future where our kids can grow up here and still afford to live here as adults.

Thank you for your time and service,

Sincerely,
Celine Evans
3677 Seaflower Ln.
Oceanside, CA 92056
Sent from my iPhone

Stephanie Rojas

From: cheri bell <cheribellllll@gmail.com>
Sent: Monday, January 19, 2026 6:33 PM
To: City Clerk
Subject: Quajome Lake Homes

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This is idea is insanity!
The 76 hwy is bumper to bumper after 2:30 pm until 5:30 everyday. 50+ more families on the road is absolutely crazy. Not to mention steeling one of the last open areas for turtles, coyotes, raccoon's, skunks etc.

Save our open spaces!
Stop the congestion on the 76!

Stephanie Rojas

From: Thomas Schmiderer
Sent: Friday, January 23, 2026 11:24 AM
To: City Clerk
Subject: FW:

-----Original Message-----
From: Diana Frolander <dutchdiana0209@gmail.com>
Sent: Thursday, January 22, 2026 5:13 PM
To: City Council <council@oceansideca.org>
Subject:

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am a resident of Oceanside. I live in the presidential neighborhood. Almost 40 years. I come to guajome park at least two time a week. I just wanted to remind you that Oceanside is growing and we need natural parks to relax and get back to nature. Not a big grassy field like we have lots of. No ,we need wild plants and animals. Guajome is the only one we have. These houses are going to be a big impact on it and not in a good way. Please ,be smart and rethinks this. You know in your hart it is wrong to put those houses there. Thank you.

EIR Deficiencies:

[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.]

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.

Stephanie Rojas

From: Diane Nygaard <dnygaard3@gmail.com>
Sent: Sunday, January 18, 2026 1:20 PM
To: City Council
Cc: City Clerk
Subject: History of Horse Use/Protection in Guajome -Comments in Support of Guajome Lake Rd Appeal
Attachments: Guajome Horse Use Final 01_18_26.pdf

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Honorable Mayor and City Council

Please see the attached paper that summarizes the history of horse use and protection in this very unique neighborhood of Oceanside.

We have already essentially lost equestrian use in Jeffries Ranch.
Our City Council has a long history of protecting horse use in the Guajome area- including three lawsuits.

Your decision on the Guajome Lake Rd project will determine whether the heritage of our community is preserved, or be lost to one more dense suburban project that could be replaced anywhere.

You have full discretion to deny the EIR for this project- if you find it has not adequately addressed its environmental impacts. The resolution for the Planning Commission included 13 reasons that justified denial. Since then, numerous additional issues with the EIR have been raised in public comment, are identified in this document, and more will be provided for the appeal hearing on January 28,2026.

We urge you to deny certification of the EIR for the Guajome Lake Rd project.

Diane Nygaard
On Behalf of Preserve Calavera

Horse Use/Protection in Guajome Neighborhood 01/18/26

From the cattle ranching of the original Mexican land grant, to today's stables and estate lots, horses have been an integral part of life in this area for decades. With some basic design guidelines, it is a way of life that can continue for generations to come.

Guajome Park is the Heart of the Neighborhood

You can still visit the vaquero room of the historic adobe and imagine the stories told around the fireplace The adobe was the heart of the 2,219 acre rancho that was a wedding gift to Ysidora Bandini and Cave Johnson Couts in 1851. Over time cattle ranching was replaced with crops, but horses still were used to work the land, for transportation, and for recreation. The ranch house, barn, chapel and out buildings were in use until shortly before Guajome Regional Park was established by the County of San Diego in 1973. Horse trails were incorporated into the design of the park and continue to integrate the park with the surrounding neighborhood. The Board of Supervisors passed a resolution to ensure protection of the rural and scenic character of the park by requiring nearby development in the County, and cities of city of Oceanside and Vista to consider their potential impacts on the park. A committee with representatives from all three jurisdictions met for several years to provide such guidance. [1]

Throughout Years of Development, Horses Remained Protected

Approved in January of 1977, Mission Meadows (approved as Guajome Meadows) Specific Plan provided a link between Rancho Guajome and Jeffries Racnh. This project established basic guidelines to ensure protection of continued equestrian use. Unit 1, the first development to move forward later that year was "designed to continue the equestrian oriented pattern that has been established in this area." It further provided that individual landowners of lots along D and F streets would be responsible for maintenance of these equestrian trails. (Mission Meadows Unit 1 Staff report, Planning Commission December 19,2077.) For later phases of the project, in exchange for higher density, the developer was supposed to provide a common corral and stabling facility. Somehow the developer was allowed to ignore that requirement- a change that then reduced the willingness of the landowners to pay for the equestrian trails.

On September 6, 1977, the Planning Commission approved 260 units consistent with the Spring Creek Master Plan. Larger lots were required along the fringe with an equestrian trail system and common open space that supported continued horse use.

Marlborough Country Estates was the next large project to move forward in the area. The project included 260 single family residences on 124 acres. While the developer of the project had included some consideration for horses, the city attempted to enforce more stringent protections, similar to what was subsequently adopted for the Equestrian Overlay District (EOD). The developer sued the city to avoid complying with those conditions as their project was initiated prior to the adoption of the EOD. As part of the settlement agreement, 16 lots were reduced to 10 to increase the size and allow for equestrian use with deed restrictions specifying that horses could be kept in the area. The developer was required to build the equestrian trails and open space facilities, and to pay $160k into a maintenance district for the city to use to maintain them over time. Eight nearby residents spoke at the closed session discussion over the settlement agreement expressing

[1] Personal Communication Mike Blessing Oceanside City Planner, Retired.

their concerns about the city's failure to adequately protect continued horse use. See att. A Summary of closed session meeting of November 18, 1992.

City Adopted Increasing Protection of Equestrian Use

The existing General Plan of the city of Oceanside recognizes the Guajome Regional Park Sphere of Influence and adopted specific policy to ensure future development "adjacent to or visible from" Guajome Regional Park will be compatible with its recreation and scenic areas. The associated map of the sphere of influence includes land within the city of Vista, and County, in addition to Oceanside. See att. B Existing General Plan Land Use Element.

On May 1, 1991, the Oceanside City Council directed staff to initiate an amendment to the Zoning Ordinance to establish the Equestrian Overlay District that would include land east of Guajome Park and south of the San Luis Rey River to the city boundary. The objective was to "create, enhance and protect the equestrian and rural atmosphere…" of this area. The new requirements would apply to all new development projects unless otherwise specified. Among other things, this provided for a minimum 10' wide public equestrian trail system. To the best of our knowledge these provisions have consistently been applied since they were adopted on December 18, 1991. See att. C Equestrian Overlay District provisions of the existing Zoning ordinance.

The draft General Plan update, now in process for almost 4 years, has incorporated even greater protection for continued equestrian use in the Guajome neighborhood. (Att. D) Policies specifically identify requirements to ensure preserving views from the park and surrounding properties, strengthening design guidelines for the Park Overlay District and Equestrian Overlay District, enhanced setbacks and parkways, and protecting the equestrian atmosphere by integrating open space areas and developed areas with horse trails.

Current Status

Best estimates are that, in spite of the challenges, the Guajome neighborhood today includes the boarding or stabling of a little over 100 horses. The Guajome Lake Rd Homes Project ignores decades of work to create this unique neighborhood, and the property rights of all of the residents who specifically moved to this area for this unique lifestyle. If approved, this project would set a precedent for further degradation of equestrian use, ultimately leading to its demise. This City Council will determine the future of this area. While state density bonus laws provide little discretion in denying projects, the City Council still has full discretion in denying the associated Environmental Impact Report (EIR). The draft Planning Commission Resolution for denial of the EIR provided 13 reasons that supported that decision. Since that hearing further information has been provided that details numerous additional deficiencies with the EIR.

We urge you to use the discretion you have and deny certification of the EIR for the Guajome Lake Rd Homes project.

Attachments:

A Closed Session Summary of Marlborough Country Estates Settlement Agreement 11/18/1992
B Existing General Plan Land Use Element pages 36 and 42
C Equestrian Overlay District Provisions of the Zoning Ordinance
D Draft General Plan Update, Chapter 2 Remarkable Community Section on Guajome Neighborhood PA

MINUTES OF THE OCEANSIDE CITY COUNCIL
SPECIAL MEETING - SEPTEMBER 28, 1992 - 9:00 AM

The Special Meeting of the Oceanside City Council was called to order by Mayor Bagley at 9:03 AM, September 28, 1992 for the purpose of a Closed Session to discuss litigation.

ROLL CALL

Present were Mayor Larry Bagley and Councilmembers Melba Bishop, Don Rodee and Nancy York. Absent was Councilmember Williamson. Also present were City Clerk Barbara K. Bishop-Smith, Interim City Manager Jim Turner and Interim City Attorney Dan Hentschke.

CLOSED SESSION ITEMS

1. **CLOSED SESSION TO DISCUSS LITIGATION**

A) **Pending Adjudicatory Proceedings Per California Government Code Section 54956.9(a) - Marlborough vs. City of Oceanside Case No. N54312**

Interim City Attorney Hentschke recommended that Council hold a Closed Session to discuss the litigation titled Marlborough vs. the City of Oceanside. He reported there was a case management conference in Superior Court in respect to this litigation. The judge discussed a number of discovery issues and indicated the Council should meet again to attempt to resolve this matter without the necessity for further litigation. In compliance with that order of the court, the Mayor called this Special Meeting.

Jeff Masterson, 1615 Hackamore Road, asked if there would be any public discussion to allow the members of the public to receive any reaction to their input.

The Interim City Attorney replied that there would be discussion and further explained that Council generally has the practice, after holding a Closed Session, to take any action in an open session with discussion in public. Council's rationale is to allow the public to have full and fair opportunity to know what the Council is doing.

Mr. Masterson expressed disappointment over the Marlborough issue since the residents of the area have never been asked to contribute or be included in the prelude to negotiations. The residents had attended the presentation of the proposed settlement and had been shocked at the proposal. They felt that either the City negotiators had no concept of what the residents were trying to preserve in their neighborhood, or they just didn't care. While there has been comment that the whole City should not have to suffer because of actions in the Jeffries Ranch area, he stated that the problems of the City as a whole are made up of small, localized problems. The residents expect the City Council to represent them as residents and homeowners in the City. When the Councilmembers do not even ask the residents what they want or do not seek an understanding of the needs of the neighborhood prior to proposing settlements, the residents are upset. The neighborhood residents would have a better feeling if they were included in the preludes to negotiation.

Mr. Masterson stressed that the residents only ask to preserve their neighborhood. Most moved from more densely populated areas to reside in this rural area. The residents do not want to stop development or progress, but do want to maintain the character of the neighborhood. When he moved to the area about ten years ago, he was pleased that the City had a General Plan for the area which included maintaining the

Attachment A: Closed Session Summary of Marlborough Country Estates Settlement Agreement 11/18/1992

character of the neighborhood. However, that changed over the years. The residents have fought this development for years to maintain that character. He noted there was only one access to Guajome Regional Park for horse owners, which was through private property that now has fences installed. Therefore, they now have to ride around those fences, and once the developer begins construction, they will have no access to the park at all. While his family had moved to the area with the intention of remaining in Oceanside, they are now looking for another home since the neighborhood character has been continually changing. The residents counted on the City to assist them in maintaining that neighborhood.

Responding to Councilmember Bishop, Mr. Masterson indicated the problem was not totally with the Marlborough settlement. The Spring Creek area has easements for horse trails, although there are no horse trails currently. Even if there were horse trails, they could not be used since they lead nowhere. While the original General Plan showed connections into Guajome Park through public access, there is no connection at all. The Marlborough issue is approaching that same situation. Marlborough has proposed trails which lead up to Magella Road, which is private property. That would be the only access to Guajome Park, and the residents on that private property could close that access at any time. That would result in more trails that go nowhere.

Regarding the proposed settlement, Mr. Masterson stated the proposed trails are in front of the houses and eliminate the access to the riparian area where most people currently ride. He addressed the issue of the people living in Marlborough who must maintain horse trails but are not allowed horses on their property, feeling this would create problems. He also indicated that the equestrian overlay would not mean much if Marlborough develops the heart of the overlay area. The residents desire only that a compatible neighborhood to be built. The City established the equestrian overlay with conditions on the lot sizes. While he did not expect every house in every new development to meet all of the requirements of the equestrian overlay, he felt Marlborough had not come close to meeting any of the requirements. Exempting the heart of the area for Marlborough would destroy the area. He pointed out that the homes aren't built yet, and the residents are fighting this prior to development. If this is the representation that every neighborhood is going to receive when a developer threatens litigation, the City will be backing off every decision they make. The residents want Councilmembers that will fight for them.

Christina Miller, 1535 Del Mar Road, questioned whether this Special Meeting was to further the negotiations or whether it was to end the issue and settle the lawsuit as it stands. She asked if the residents would have to put their horses up for sale after this action, stressing that the project proposed by Marlborough will make it unsafe to own a horse or ride it anywhere in the community. The residents bought their homes in an equestrian community allowing horses, bought those horses and put them in their backyards with the intention of riding them in the area. While there are places to ride now, there won't be when the development is completed. She would not be able to allow her daughters to ride down Spur Avenue when Marlborough's side of the street will have 23 homes with the owners having no concept of horse safety. It would no longer be safe to ride. She questioned why the property rights of an existing neighborhood become less important because a developer also has property rights and stated it should not be that way. She stated the residents are only requesting that Marlborough build something the existing residents can live with.

Attachment A: Closed Session Summary of Marlborough Country Estates Settlement Agreement 11/18/1992

Mrs. Miller then suggested that the Marlborough project at least be buffered, stating five equestrian ranch-style properties on one side of the street cannot face 23 two-story homes on the other side. She also advocated removing Area C from the negotiations since it was an expired tentative map and questioned even allowing it in the negotiation process.

In response to Councilmember York, Mrs. Miller agreed it might make a difference if the lots on Spur Avenue were horse lots. But there would still be a problem in this development regarding who would maintain the horse trails. She would rather see a green belt there. The existing residents could accept horse properties on that street if they were consistent with the existing homes. She would also like to see the ingress and egress of the development traffic put onto Mission Meadows Drive and taken off Spur Avenue. She stressed that after the Marlborough project is built, people would not retain their horses since it would be unsafe, there would be nowhere to ride, and the feel and look of the community would be lost. She reiterated that she would like to see the proposed homes on Spur removed to instead provide a green belt that both neighborhoods could use.

Margaret Malik, 1611 Hackamore, stated that her neighbors of eight years were selling their home if this project goes through. They want a place where their children can safely have horses. Marlborough has not given the existing neighborhood anything. The residents have made large investments in this area that they are going to lose. She asked that Council work out some sort of agreement to allow the residents to keep what they have and stated Marlborough should have to give some concession, such as a buffer zone.

Mrs. Malik also noted that the traffic problem is already intense on Sagebrush. With Marlborough to put 77 more homes in the area, it would create more traffic. She urged Council to refuse Marlborough's offer and demand that the developers meet the City half way.

Roy Miller, 1535 Del Mar Road, referred to the Land Use Element of the General Plan which is the goal of the City. It cites preserving neighborhood character and other principles. He believed that during the hearing process for the equestrian overlay, it became evident that the area of the Marlborough Development was inconsistent with the surrounding development. That inconsistency conflicted with the neighborhood goals and character. Additionally, the evidence on the Marlborough Project is inconsistent with the General Plan. He believed Marlborough realized that inconsistency as well. In an agreement attached to a staff report on August 19, 1992, Marlborough stated if there was an inconsistency between the General Plan and the Marlborough project, the General Plan would be changed rather than the project.

Mr. Miller pointed out that the City's subdivision ordinance states ". . . No land shall be subdivided or developed for any purpose that is inconsistent with the Oceanside General Plan." He felt the members who made the decision at the public hearing regarding the equestrian overlay understood the harm this development would do to the community and the General Plan of the City. The General Plan is a good document, having gone through the hearing process and containing principle. However, unless the City enforces the document, it is just a bunch of empty words.

Councilmember Bishop asked if the General Plan has to change if the settlement agreement was approved and the development was inconsistent with the General Plan.

Attachment A: Closed Session Summary of Marlborough Country Estates Settlement Agreement 11/18/1992

Interim City Attorney Hentschke clarified that the agreement does not read as portrayed by Mr. Miller. There was an initial provision that contained that language. The planners have indicated that this project is not inconsistent with the General Plan, and the Planning Commission has also found that the project is not inconsistent. The Planning Commission also indicated the project is consistent with the existing zoning. Generally, when a General Plan consistency and conformity finding is made for a subdivision, it is based on the zoning in existence at the time the tentative map is approved. That was done. If this were a new project, the issue of General Plan consistency would be presented. However, this is not a new project. He opined that this proposed agreement will not require any modifications to the General Plan, nor is it inconsistent with the General Plan policies and guidelines. It is inconsistent with the provisions of the existing equestrian overlay, which was adopted to implement the General Plan. The Council had previously determined that the underlying zoning also implements the General Plan. The fact that the General Plan can be implemented in different ways is indicative that the General Plan is general and not specific.

Mr. Hentschke summarized that this agreement is not inconsistent with the General Plan and will not require a General Plan change or amendment. Furthermore, the agreement as proposed provides that if there is an inconsistency, the parties will meet and confer in good faith to address the issue.

Charles Clancy, 1508 Belmont Park Road, pointed out that the tentative map was denied for the time extension since it was inconsistent with the General Plan according to the Planning Department. He questioned why the Interim City Attorney could state it was not inconsistent when that was a major reason for the time extension denial. Eight months after negotiations began on this settlement, Council is now asking the residents what they want to see from the agreement. He noted that the residents had tried desperately to have input into this agreement and were told that the judge specifically ordered the members of the negotiating committee to have no contact with the neighborhood. He asked if that was true, and if untrue, why were the residents denied any access to members of the negotiating team to present their side of the case.

Mayor Bagley stated this was the first time he had heard this and directed the Interim City Attorney to respond to those questions.

Interim City Attorney Hentschke stated this was the first time he heard the allegation that the residents were denied access and said he did not know what Mr. Clancy was talking about.

Regarding the time extension issue, Mr. Hentschke explained that at the time the extension was denied, the implementation of the General Plan through the equestrian overlay and other policies of the City had changed. At the time the tentative map was approved, the project was consistent with the General Plan. The law says that a determination will be made on a subdivision at the time the tentative map is approved. Regarding the time extension, there were modifications with respect to implementation of the General Plan through the equestrian overlay and subsequent ordinances of the City. He did not believe the General Plan changed between the time of the approval of the tentative map and the time of the consideration of the time extension. He understood that the basis for the recommendation to deny the extension was due to the implementation through other methods

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and not the General Plan itself. One of the issues of the litigation is the validity of Council's decision to revoke/not extend the tentative map.

Regarding the settlement, Mr. Hentschke stated he personally advised Council that the settlement committee should consist of the existing representatives. One of the bases of the settlement was that the parties would meet together to discuss various options of settlement. At no time did he or any member of his staff direct anyone on the settlement committee to not speak to members of the neighborhood. He did not believe that was indicated to the residents since the contemplation in a representative form of government is that representatives do talk to constituents when necessary to do so. If the residents were advised to limit the scope of the settlement committee to exclude members of the neighborhood, that was true. It was part of the negotiations to try to achieve a settlement to limit the members of the settlement committee so it would be a workable committee. Before any settlement negotiations were concluded, public meetings were held to accept input from the neighborhood as directed. The City was also directed to hold public meetings before the Council prior to settlement negotiations being concluded. There has been a lot of public input into the settlement.

Councilmember Bishop stated she spoke to residents in the neighborhood on several occasions, but she had understood that Council was not to discuss the negotiations nor the parameters being discussed in the settlement. The judge directed Council to not discuss those issues outside of the meetings, although they could give general input.

Interim City Attorney Hentschke confirmed that the parameters of the settlement were not to be discussed, which is consistent with other agreements in order to conduct settlements. It is often necessary that the precise terms be kept confidential while going through the negotiations in order to achieve the settlement. Therefore, the specific negotiating strategies and positions were to be kept confidential. Prior to entering into the settlement negotiations, it was necessary to clearly establish the parameters of those settlement negotiations. The City needed information from the plaintive that was of a highly confidential and proprietary nature, and the plaintive was only willing to provide that information if there was a guarantee that it would be kept private. Under the rules of the law of the State of California, settlement negotiations can be made and kept confidential. Both sides relied on that, and instructions were given not to discuss the content of the settlement. Additionally, after the Council meetings, it was agreed that there would not be precise disclosure on what occurred.

Councilmember Bishop requested an explanation on why Area C is now back in the plan after being excluded by the denial of the tentative map extension.

In general terms, Mr. Hentschke replied that Area C is back in as part of an entire settlement package in order to resolve the lawsuit in its entirety. In any lawsuit, there are issues of strength and weakness. In trying to reach a common ground for resolution of the entire matter, it was necessary to address Area C.

Councilmember Bishop then requested confirmation that there had been an administrative remedy for the neighborhood early on, but there wasn't a timely appeal filed. She felt

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the residents needed to know the ramifications of that failed action in terms of the settlement.

The Interim City Attorney explained the City was dealing with a situation where the development was in a state where the City had essentially given all of the subdivision approvals. There was no appeal filed, so the Planning Commission determination on the project was final. Had an appropriate appeal been filed back at the tentative map consideration, a different decision could have been made by the Council, although that is not known.

Mr. Clancy pointed out that if the City did not make it so financially prohibitive for a citizen to file an appeal, that would not be a problem. However, it is almost impossible for a neighborhood to file an appeal because it costs too much money.

Councilmember Bishop added that at that time, there was not a right for Council to call for a review, which there now is.

Mayor Bagley felt a large part of the problem hinges on Area C, which was not subject to the appeal. When he first became heavily involved in this issue, he had a meeting with several people of the neighborhood. He understood at that time that the main concern of the neighborhood was Melrose and a couple of related issues on traffic. He had tried to resolve that issue. Subsequently, he had met with some individuals in the neighborhood and had learned for the first time that the entire configuration of the subdivision (density, size of lots, etc.) was the major concern. At that time he heard that the developer or someone was going to file an appeal based on certain conditions. The neighborhood was depending on that appeal being filed to get the issue before the Council.

Mr. Clancy stated there was standing room only at the Planning Commission hearing, but the neighborhood lost with the Planning Commission approval. Someone from the neighborhood filed an appeal. He pointed out this was a new neighborhood back then, and the residents didn't fully understand the appeal process. When residents called, staff told them not to worry since an appeal had been filed. However, that appeal was subsequently withdrawn, and the residents lost their opportunity to take the issue to the City Council.

Mr. Clancy then clarified that the equestrian overlay zone was not established to stop only the Marlborough project. The zone covers a large area which also affects Penn Pacific, Standard Pacific, etc. Standard Pacific met with the neighborhood and negotiated a settlement that everyone could live with. The residents did not get everything they asked for, but both sides arrived at a middle ground. That is all the residents ever wanted from Marlborough. He felt Marlborough has not given anything at any time. The residents only wanted input to the negotiations. Prior to the settlement committee even meeting with Marlborough to commence negotiations, the residents wanted to meet with the committee to express their concerns and let them understand what was important to the neighborhood. The residents had tried to negotiate a settlement regarding the density on Spur Avenue directly with Marlborough. However, the residents were not allowed to meet with the settlement committee to discuss issues, and that is why the residents feel the anger of betrayal. They are not upset there is a settlement, but that they were denied any input into the settlement.

In response to Councilmember Bishop, Mr. Clancy indicated

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he did not want all the proposed houses eliminated on Spur Avenue. He did want them mitigated. There are five houses on the existing side, and it should be comparable on this side. There are no parks in this area, and he agreed that a green belt would be beneficial and needed. Currently, the children play in the streets. After Marlborough builds 260 homes, there will be a tremendous amount of traffic, and there will be no place for the children to play. The green belt would provide a place for the children to play and would also mitigate the impact of the proposed houses on Spur Avenue.

Regarding Area C, Mr. Clancy felt this was the strongest part of this case and should not be negotiated away. Basically, the neighborhood has no problems with the settlement as negotiated for Area A. Area B has a higher density than the neighborhood would like to see. However, in his opinion, the access which was negotiated and some of the other conditions would allow the neighborhood to live with the area. He did feel that if Area B is allowed to be built at the higher density, then Marlborough should be willing to provide a green belt in that area to mitigate the houses on Spur Avenue. He noted there will be a 15% increase in traffic on Mission Avenue, already termed "Slaughter Alley." That means the daily trips on Mission Avenue will increase from 16,000 to 19,000. If there is a corresponding increase in accidents, the City can expect two more deaths per year on that road.

Councilmember Bishop asked if Area B's density exceeds the zoning on the property. She understood the Interim City Attorney to indicate it was all developed within the zoning requirements.

Mr. Clancy was unsure of the density according to the zoning, but noted Marlborough was given a Conditional Use Permit to exceed the base density. He did not feel Marlborough gave anything in return. Additionally, Area B's density is higher than what is called for in the equestrian overlay. If made to build according to those specifications, Marlborough would not be able to build more than 150 homes. Therefore, the density in Area A is tripled and Area B is doubled. In his opinion, Area C has to be developed according to the standards of the equestrian overlay. If not, it literally creates a wedge between the County and the City, cutting off all the horse trails. He pointed out that Mission Meadows was supposed to have a corral and a stabling facility within the development to gain approval to build at a higher density. Somehow the developer escaped building those facilities, which took away the ability for the residents in Mission Meadows to keep horses and destroyed their willingness to maintain the horse trails. Mission Meadows is more concerned with Melrose. However, the Jeffries Ranch area is also concerned with other issues. The developer met with the Mission Meadows residents and promised to build the Melrose intersection, which will not help Mission Avenue at all. He advocated mitigating this by not allowing Marlborough to build Area C at such a high density. If Area C was built to the equestrian overlay specifics, only 20 homes could be built there, with 40 proposed homes eliminated.

David Moog, 5828 Spur Avenue, stated he had read the agreement and felt the City gave Marlborough everything they wanted. He urged further negotiation.

Anne Lees, 2541 Majella Road in Vista, stated she bordered the future subdivision. She questioned how the project was ever determined to be consistent with the area since half of it borders on the County, which has a minimum of

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2-1/2 acre lots. She noted that 90% of the horses have to travel down Majella to the cul-de-sac trail. This is how the residents living along the County reach the river area since Marlborough has a fence across Spur trail. This is supposed to be a dedicated trail. She requested that Council ask Pete Davis to open this trail as part of the on-going negotiations. This closure presents a danger since the riders now have to travel on the pavement in front of the school. She envisioned a quality subdivision taking advantage of the creek, trees and rural atmosphere to create a lovely rural community. While the number of homes would be reduced, the price would increase.

Shirley Patterson, 2595 Majella Road, reviewed she had previously asked how many Councilmembers have actually been out to Area C. Councilmember Williamson was the only one to see that area. She was appalled and could not comprehend how the Council could make decisions over the past three years and vote on property they have not seen. She wrote letters and telephoned Councilmembers to invite them to visit her property to see what would happen to the land and Guajome Lake when Area C is graded. She asked if Councilmembers had viewed the video she had sent.

Councilmember Bishop countered that Councilmember Williamson was the only one to answer the question, not the only one to visit the area. She went to this area before the homes in Jeffries Ranch were built and many times since. She felt it was unfair for Ms. Patterson to accuse Council of not seeing the area when she knew that almost everyone on the Council has visited Jeffries Ranch and the surrounding area. Council has viewed Ms. Patterson's video, Mr. Clancy's video, and pictures taken by staff. Council was not unaware of the area.

Mayor Bagley added that his daughter had kept a horse in that area before Jeffries Ranch was even built, and he was in the area frequently. In fairness, he felt all the Councilmembers had visited the area.

Ms. Patterson asked if Council had been to Area C specifically.

Councilmember Bishop stated she had lived in this community for thirty years and had been all over the area. She stressed that she was not unaware of the area.

Responding to Ms. Patterson, Councilmember Bishop indicated she had seen Ms. Patterson's pond.

Ms. Patterson stated she had invited all of the Councilmembers many times and had not received any answer. She referred to the devastation which occurred with grading below this area, stating a Fish and Game representative had visited the area and had seen the plans for Area C. He felt Marlborough should plan a bridge, rather than going through the creek. He also saw the initial study prepared in 1989, which questioned the impact of the grading and development in the surrounding area. In the five page report, not one question was marked "yes" for the possible impacts. The Fish and Game representative stated that a development as large as the Marlborough project could not avoid having a great effect on the environment.

Ms. Patterson had believed that Marlborough would, as they wrote in a 1989 letter, be committed to preserving the creek course that flows through the site in its natural state. After 600 yards of the creek site have been destroyed by Marlborough, with the same amount or more to be destroyed in the future, she no longer believed that statement. She

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questioned the good of the residents talking when Council has not listened. The City and Marlborough both have lawyers on staff, but the residents have no one but themselves to speak.

Councilmember Bishop asked if a biological mitigation plan was developed for this site and if it was circulated to Fish and Game for comment.

RECESS WAS HELD FROM 10:09 TO 10.19 AM FOR THE PURPOSE OF RECEIVING THAT INFORMATION.

CLOSED SESSION WAS THEN HELD FROM 10:19 TO 11:47 AM.

Interim City Attorney Hentschke reported on the Closed Session discussion regarding resolution of the pending litigation, Marlborough vs. City of Oceanside.

Mr. Hentschke reviewed that the previous settlement proposal called for an equestrian park. Marlborough has proposed the elimination of the park, with the lots to return as residential lots. In exchange, a buffer zone would be established along Spur Avenue where the existing equestrian lots start. Therefore, 16 lots along Spur Avenue (from the start of the intersecting street to the edge of the subdivision boundaries) would be increased in size and would be used as equestrian lots. There would be a reduction from 16 lots to 10 lots in this area. Area B and Area C would contain express provisions in the title of the property and the deed restrictions recorded with the property that not only are there equestrian uses in the area, but that horses may be kept on lots within the area. Additionally, to make it easier for the lots to have horses under the provisions of the existing and underlying zoning to meet the setback and other requirements of the equestrian overlay, variances or other permits necessary to allow the equestrian use would be expedited to the individual homeowner, and the processing fees through the City would be waived. The provisions for Area C would be identical. Additionally, the provisions that the developer previously agreed to regarding the consolidation of lots and marketing as equestrian lots would remain the same.

Mr. Hentschke noted that five lots on Spur Avenue would be in excess of 15,000. In addition to the reduction of lots along Spur Avenue and the dedication of the horse trails, under the express provisions that horses and other equestrian uses are allowed in this neighborhood under the underlying zoning, Marlborough will pay $60,000 to the City to be combined with the existing requirement of $100,000 to be used to maintain the open space and trail facilities in the subdivision. That money would be used by the City to fund the maintenance of the trails and open space areas. All of the other terms and conditions of the settlement agreement would remain the same as the previous proposal, with the exception of modifications necessary to address the elimination of the park. All of the other dedication provisions would remain the same. The requirements relating to modification of the Covenants, Conditions and Restrictions (CC&R's) would have to be approved by the City Attorney prior to being recorded. This current proposal has been discussed with the developer and their attorneys who have agreed.

In response to Mayor Bagley, Mr. Hentschke indicated the maintenance district would still be formed by the developer. The $160,000 required of Marlborough would be used by the City in conjunction with that maintenance district to fund all of the maintenance requirements. It is estimated that the interest on the $160,000 would be sufficient for much of the maintenance work required for the trails. The developer is

<u>Attachment A</u>: Closed Session Summary of Marlborough Country Estates Settlement Agreement 11/18/1992

still required to build the trails as a standard subdivision improvement, to warranty those trails for one year after the completion of construction, and to then turn those over to the City upon completion of the subdivision. To levy additional maintenance obligations if the $160,000 would run out, there would be the landscape maintenance district. This was to address the issue that the future residents would be able to have horses and to provide that the developer fund the maintenance of the trails.

At this point, Mr. Hentschke requested a motion to direct the City Attorney to prepare a settlement agreement that incorporates the modifications as set forth and to present that to the court pursuant to the court's direction.

Councilmember York moved to approve the settlement agreement as outlined by the City Attorney, and Councilmember Rodee seconded the motion. Motion was approved 4-0, with Councilmember Williamson absent.

ADJOURNMENT

Mayor Bagley adjourned the Special Meeting of the Oceanside City Council at 11:59 AM, September 28, 1992.

APPROVED: November 18, 1992

Barbara K. Bishop-Smith
City Clerk, City of Oceanside

<u>Attachment B</u>: Existing General Plan Land Use Element pages 36 and 42

1.36 Specific Plan/Residential Density Transfer

Specific plans serve as the land development guidance system for certain areas within the City.

Certain specific plans within the City contain areas of residential land use designations that do not fit within the City's residential density ranges.

In these specific plans, residential densities are transferred from one location to another within the boundaries of the specific plan.

The City has three specific plans with such residential density transfer mechanisms. They are:

1.361 Rancho Del Oro

1. Rancho Del Oro Specific Plan and Development Agreement: File number S-1-84, adopted by Resolution No. 85-238 (see Figure LU-10, LU-11, LU-12).

1.362 Del Oro Hills

2. Del Oro Hills Specific Plan and Planned Residential Development Master Plan: File number S-2-84, adopted by Resolution 85-14 (see Figure LU-13).

1.363 The Sterling Property

3. The Sterling Property Specific Plan: File number S-3-84, adopted by Resolution 86-03 (see Figure LU-14).

A careful examination of these adopted specific plans is necessary to clarify the exact amount and type of land uses planned for various areas within the specific plan boundary.

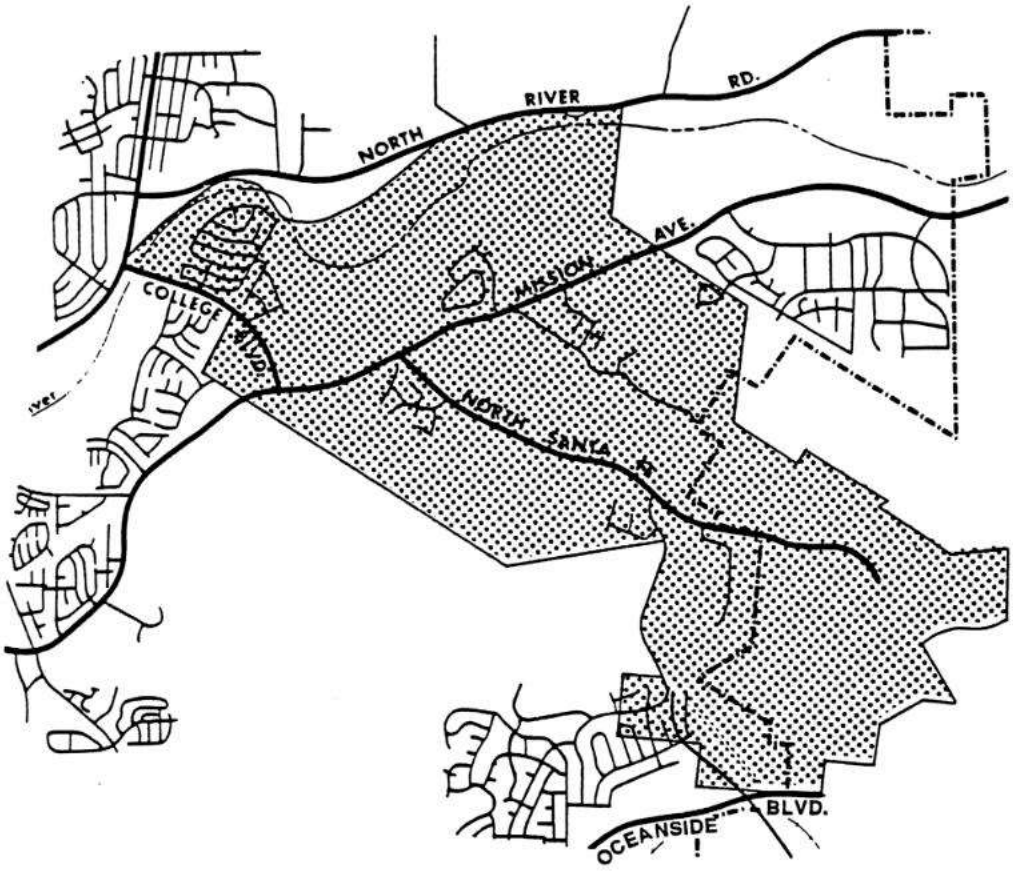
1.37 Guajome Regional Park Sphere of Influence

OBJECTIVE: To protect the valuable natural and cultural resources of Guajome Regional Park by insuring that future development in areas adjacent to or visible from Guajome Regional Park will be compatible with its recreation and scenic areas.

Policies:

A. The City shall recognize the sphere of influence boundary line established by the Cities of Oceanside and Vista, the Board of Supervisors of San Diego County and the Guajome Regional Park Area Planning and Coordinating Committee (see Figure LU-15).

<u>Attachment B</u>: Existing General Plan land Use Element pages 36 and 42



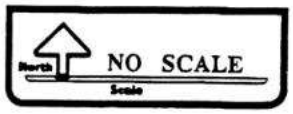


Figure LU-15
Special Management Area
Guajome Regional Park

Attachment C: Equestrian Overlay District Provisions of the Zoning Ordinance

Article 28 EQ Equestrian Overlay District (Inland)

Sections:

2801 Specific Purposes
2802 Applicability
2803 Zoning Map Designator
2804 Allowable Modifications to Development Standards
2805 Land Use Regulations
2806 Development Regulations
2807 Project Review
2808 Alteration of Standards to Permit Development Consistent with General Plan

2801 Specific Purposes

The specific purposes of the EQ Equestrian Overlay District are to:

A. Provide for recreational opportunities by establishing an equestrian trail network around Guajome Regional Park and the San Luis Rey River within the Guajome Neighborhood Planning Area.

B. Provide appropriate design standards and criteria for the keeping and protection of horses on private property.

C. Create, enhance, and protect the equestrian and rural atmosphere within the overlay area by integrating open space areas and urban areas with horse trails.

D. Achieve a visually pleasing and compatible relationship between buildings and accessory structures, horse trails, open space and planting areas, and the natural environment by providing appropriate buffers between equestrian and non-equestrian uses.

2802 Applicability

This Article shall apply to all development projects except as otherwise provided for in this Section.

A. Exemptions for Existing Developed Residential Lots. Alterations, enlargements or replacement of legally existing structures or construction of additional permitted structures on parcels legally existing and held in single ownership on the effective date of the ordinance adopting this Article shall be exempt from this District, provided all other base district regulations are met, and further provided that no structure shall be

sited in such a way as to preclude the establishment of a horse yard area on an adjoining lot.

B. Exemption for certain lawfully existing undeveloped parcels. Notwithstanding anything in this Article to the contrary, building permits for single family residential structures and permitted accessory structures on undeveloped lots legally existing on the effective date of the ordinance adopting this Article may be issued without compliance with the provisions of this Article except for the provisions relating to dedication of trails and further provided that if three or more contiguous undeveloped lots have common ownership then before the issuance of any building permits for any of those lots, the owner shall demonstrate to the satisfaction of the City Planner, or Planning Commission on appeal, that sixty percent of the lots will be developed in compliance with the development regulations of this article and all lots comply with the requirements for trails.

C. Commercial Developments. Commercial developments permitted by the underlying zoning may be approved subject only to requirements for provision of trails established by this Article.

2803 Zoning Map Designator

Adoption of an EQ Overlay District shall be by amendment to the Zoning Map. The EQ Overlay District may be combined with any underlying base district. The EQ District boundaries shall be shown on the Zoning Map by adding the designator "EQ" to the base district designation.

2804 Allowable Modifications to Development Standards

Development regulations of the underlying base district shall be modified by the designation of an EQ Overlay District to accomplish the stated purposes of the EQ Overlay. Where conflict occurs between the provisions of the EQ Overlay District and base district regulations or any other section of the Zoning Ordinance, the EQ Overlay District shall control.

2805 Land Use Regulations

Land use regulations shall be those of the base district with which the EQ Overlay District is combined, unless modified by the EQ Overlay District. The following permitted animal and related uses shall apply and shall govern where conflicts arise with other sections of the Zoning Ordinance:

A. A maximum of two (2) horses are allowed for each residential lot containing a minimum of seventy-two hundred (7,200) square feet of useable horse yard area. One additional horse is allowed for each thirty-six hundred (3,600) square feet of useable

horse yard area, not to exceed a maximum of four (4) horses per lot, unless a Conditional Use Permit is approved by the City Planner to exceed four (4) horses.

B. Accessory structures, including barns, sheds, corrals or other similar structures are permitted, provided that all requirements of the underlying base district and this Article as to location are met, except accessory structures for equestrian use may maintain a zero rear-yard setback, but also must maintain all other yard requirements (corner side-yard, front-yard and corner-clear zone).

2806 Development Regulations

Development regulations shall be those of the base district with which the EQ Overlay District is combined, unless modified by the EQ Overlay in which case the EQ Overlay shall apply. The following additional review criteria and regulations shall apply and shall govern where conflicts arise.

A. All residential development projects shall be required to demonstrate that a minimum of eighty-five (85) percent of the total number of lots are in compliance with the development standards of the EQ Overlay District, unless the development project qualified for an exemption under Section 2802 B or C. The complying lots shall be shown on the tentative map and specifically designated on the final map.

B. Minimum Horse Yard Area. Each residential lot within the "EQ" Overlay District shall have a minimum required horse yard area for the stabling and servicing of two (2) horses consisting of seventy-two hundred (7200) square feet of useable area. Useable area for horse yards shall be defined as an area with no slopes greater than 10 to 1. Residential projects shall demonstrate that the horse yard is able to site the following horse facilities exclusive of side and rear yard setbacks. Vehicular access (Section 2806 B.5) shall be allowed to utilize required setback areas.

1. A minimum of two (2) 24 foot by 24 foot pens.

2. A minimum area of 150 square feet for hay and tack storage.

3. A minimum area of 250 square feet for waste storage.

4. A minimum 50 foot diameter lunge (exercise) area.

5. Vehicular access for hay delivery and horse trailers.

C. Projects with a base district designator of RS or RM may provide 2,500 square feet of common useable open space per unit for equestrian use or facilities as an alternative to providing a minimum horse yard area on each individual lot as required in Section

Attachment C: Equestrian Overlay District Provisions of the Zoning Ordinance

2806(B).

D. Equestrian Trails. All lots within a subdivision shall provide public equestrian trails a minimum of ten (10) feet in width, in accordance with the following standards:

1. Trails shall be designed in accordance with the City Engineering Design Manual. Trails shall be a minimum of eight (8") inches thick D.G. or turf acceptable by the City Engineer, a minimum of seven (7) feet in width, on both sides of all streets, with fencing on both sides of the horse trail. The remaining parkway shall be adjacent to the six-inch curb. All trails shall continue across driveways with three-quarter (3/4) inch crushed rock, 4 inches in depth or turf acceptable by the City Engineer. Rear trail access may be substituted for trails in front of the lots, where feasible, subject to the approval of the City Planner.

2. Fencing design details shall be depicted on landscape plans with the maximum height not to exceed forty-two (42") inches. Fencing shall be constructed of wood or other materials consistent in appearance to wood. Materials shall be specified on the landscape plans, subject to the approval of the Planning Commission. A four (4') foot wide break in the fencing adjacent to a street shall be required for all lineal distances in excess of 150 feet and at all corners.

3. Maintenance of trails and fencing shall be performed by a homeowners' association or other acceptable means.

4. Warning signs shall be required on trails to warn trail users of hazardous conditions on the trail, and to warn motorists of locations where a trail crosses a roadway. Signing on trails/roadways shall be placed far enough in advance of the hazard that the trail user/motorist has time to slow down and maneuver.

E. Ratio of Lot Depth to Lot Width. The ratio of lot depth to lot width shall be allowed to exceed 2.5:1 within the EQ Overlay District to allow for additional lot depth for corrals, stables, and other similar structures.

F. Locational Requirements. No horse shall be stabled within forty (40) feet of any window or door of any on or off-site building used for human habitation. Additionally, all structures, including barns and stables, shall comply with the setback requirements of the base zoning district. Corrals shall maintain a minimum side and rear yard setback of five (5) feet and a front yard setback of twenty-five (25) feet.

G. Siting of Residential Structures. A fully dimensioned site plan depicting all adjacent lots and existing structures is required of all proposed residential structures and additions demonstrating compliance with the locational requirements of the EQ Overlay District. Structures shall not be sited in such a way as to preclude a horse from being

located on a lot.

H. Architectural Compatibility. Primary exterior material shall be brick, stone, exterior cement (stucco), concrete or wood, and all exterior building finishes shall be painted in colors that are compatible with the surrounding structures and landscape. Architectural styles should be reflective of the country and rural atmosphere of the area and surrounding development.

I. Buffer Requirement. All projects within the EQ Overlay District shall be required to maintain a minimum buffer of thirty (30) feet, exclusive of rear or side yard setback, in the form of a trail, street, or open space easement where the project abuts non-equestrian, residential properties.

2807 Project Review

All development projects within the EQ District requiring the approval of the Planning Commission or the City Planner shall be reviewed for compliance with the design criteria and development regulations of this Article. Prior to the issuance of a building permit for any structure within the EQ District, the City Planner shall determine whether the structure conforms with the requirements of this Article or is exempt from compliance.

2808 Alteration of Standards to Permit Development Consistent with General Plan.

If upon review of a properly submitted application for development of property within the EQ District, it becomes apparent that strict application of the design criteria and development standards of this Article, either alone or in conjunction with the design criteria and development standards of any other Article of the Zoning Ordinance, may preclude development at or near the base density consistent with the provisions of the Oceanside General Plan, the Planning Commission, or City Council on appeal or call for review, after a public hearing, may grant one or more exceptions or alterations to the design criteria or development standards of this Article, or such other Article which acting in conjunction with this Article creates the development preclusion, to the extent necessary to permit development at a density consistent with the General Plan, and further provided that the general and specific purposes of this Article are achieved. When applying the provisions of this section to a development project, the determination of whether development at or near the base density consistent with the General Plan may be precluded shall be based upon a consideration of the entirety of all adjacent property owned in whole or in part by the applicant and located within the boundaries of the EQ District.

<u>Attachment D</u>: Draft General Plan Update, Chapter 2 Remarkable Community Section on Guajome Neighborhood Planning Area

GUAJOME

The Guajome Neighborhood Planning Area (NPA) lies in the northeast corner of the City, bounded by the Morro Hills NPA to the north, residential and agricultural areas in the City of Vista and unincorporated San Diego County to the east, the Peacock NPA to the south, and the Ivey Ranch/Rancho Del Oro and San Luis Rey NPAs to the west. The most distinguishing feature of Guajome NPA is Guajome Regional Park, a 394-acre park comprised of a campground, 4.5 miles of hiking and equestrian trails, fishing lakes, picnic areas, playgrounds, and passive and recreational open space areas. The park has a variety of protected habitats including woodlands, chaparral, wetlands, and mixed grasslands.

Additional character defining features of Guajome NPA include agricultural land and vast areas of natural open space and recreational areas including Alamosa Park, Spring Creek Park, and the easternmost portion of the San Luis Rey River Trail Bike Path. Portions of the San Luis Rey River meander through the northern portion of the planning area. The rolling topography of the planning area provides for panoramic views of the San Luis Rey Valley. The use of zoning overlays, including the Scenic Park Overlay and Equestrian District Overlay, serve to protect the rural atmosphere and scenic areas of this planning area through the use of specific design standards and zoning regulations. Additionally, the Guajome NPA is part of the Guajome Park Sphere of Influence established by the San Diego County Board of Supervisors and is therefore subject to additional design standards to protect the natural and cultural resources of Guajome Regional Park.

Accommodating predominately residential land uses, the Guajome NPA features a variety of sub-neighborhoods, including the equestrian community of Jeffries Ranch located in the eastern portion of the NPA and higher density housing clustered near Highway 76. Primary access to the planning area is provided by Highway 76, which bisects the planning area. Other major roadways providing access to Guajome NPA include College Boulevard, Melrose Drive, Mesa Drive, and Santa Fe Drive. There are five public schools located within Guajome NPA: Alamosa Park Elementary School, Empresa Elementary School, Mission Meadows Elementary School, Mission Vista High School, and Roosevelt Middle School.

Attachment D: Draft General Plan Update, Chapter 2 Remarkable Community Section on Guajome Neighborhood Planning Area

GUAJOME GOALS

2-G-A Scenic areas in and adjacent to Guajome Regional Park and other open space areas will be preserved.

2-G-B Rural character will be maintained through the protection of natural open space areas within the planning area.

2-G-C To the extent feasible, traffic congestion on Highway 76 and associated interchanges will be minimized.

2-G-D Pedestrian safety and connectivity between neighborhoods and recreational areas (including Alamosa Park, Guajome Regional Park, San Luis Rey River Trail, and Spring Creek Park) will be improved with traffic-calming measures.

2-G-E New development along the major corridors (e.g., Mission Avenue) will be promoted in an efficient and orderly manner consistent with citywide goals and policies.

GUAJOME POLICIES

2-G-1 Ensure new development is oriented to preserve views from Guajome Regional Park and surrounding properties.

2-G-2 Encourage the retention of natural slopes and waterways and minimize grading associated with new development.

2-G-3 Strengthen objective design guidelines in the Scenic Park Overlay District and Equestrian Overlay District.

2-G-4 Ensure new development adheres to development regulations provided in the Scenic Park Overlay District and Equestrian Overlay District.

2-G-5 Ensure new development provides enhanced landscaped setbacks and parkways.

2-G-6 Enhance and protect the equestrian atmosphere by integrating open space areas and developed areas with horse trails.

2-G-7 Coordinate with Caltrans to explore opportunities to improve conditions for all modes of travel at the intersections at Santa Fe Drive/Highway 76 and College Boulevard/Highway 76.

2-G-8 Collaborate with North County Transit District to provide more frequent and reliable transit service along the Highway 76 corridor.

2-G-9 Ensure that new development projects provide design features that support active transportation and contribute to VMT reduction.

2-G-10 Install dedicated bike lanes and/or sidewalks on collector and arterial streets where feasible.

2-G-11 Improve pedestrian and bicycle access to the San Luis Rey River Trail.

2-G-12 Install traffic calming measures and/or crosswalks on roadways providing access to recreational areas.

2-G-13 Encourage collaboration between the City and the County of San Diego on mutually beneficial improvements to Guajome Regional Park and adjacent neighborhoods, including interconnection of trails and pedestrian walkways.

2-G-14 Provide more wayfinding signage to recreational areas.

2-G-15 Encourage transit-oriented development and mixed-use development in areas served by public transit.

2-G-16 Incentivize more density in existing multi-family residential development along Highway 76 to expand the City's housing inventory and provide more affordable housing.

Stephanie Rojas

From: Thomas Schmiderer
Sent: Friday, January 23, 2026 11:22 AM
To: City Clerk
Subject: FW: APPEAL/STOP proposed Guajome development by Rincon Homes

Thomas Schmiderer
Assistant City Clerk
City of Oceanside

tschmiderer@oceansideca.org
+1 (760) 435-3004
300 N. Coast Highway
Oceanside, CA 92054
www.oceansideca.org

From: OC Vaulting <ocvaulting@gmail.com>
Sent: Thursday, January 22, 2026 10:51 PM
To: City Council <council@oceansideca.org>
Subject: APPEAL/STOP proposed Guajome development by Rincon Homes

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PLEASE APPEAL/STOP the proposed Guajome development by Rincon Homes

This 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***.
VOTE TO SUPPORT THE APPEAL

Gibran Stout
OC Equestrian Vaulting
USEF Community Outreach Program

Stephanie Rojas

From: Jennifer Jacobs <jenn.jacobs@yahoo.com>
Sent: Thursday, January 22, 2026 10:52 AM
To: City Council; Jonathan Borrego; Steve Burke; Manuel Baeza
Cc: Doreen Stadlander; City Clerk
Subject: Guajome Lake Homes Appeal - EIR Deficiencies
Attachments: EIR Deficiencies - Guajome Lake Homes Appeal.pdf

Importance: High

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Good morning everyone,

My name is Jennifer Jacobs and I am the appellant for the upcoming Guajome Lake Homes appeal. I represent a community group, the Guardians of Guajome, which has over 1000 concerned members. We are appealing the Certification of the Environmental Impact Report (PC Resolution No. 2025-P23) because many environmental impacts were not adequately analyzed or mitigated in the Final EIR.

I hereby submit the attached list of EIR deficiencies for the record. Please let me know if you have any questions.

Thank you,
Jennifer Jacobs

Guajome Lake Homes - EIR Deficiencies by Issue

	Issue	**EIR Deficiency**
	Biological Resources – Wildlife Movement	The EIR fails to adequately analyze impacts to wildlife movement and the loss of an important habitat linkage between Guajome Park, Jeffries Ranch Preserve, and surrounding habitat areas falsely stating that the site is “relatively isolated from other preserves.”
	Biological Resources-Special-Status Species	The EIR fails to analyze loss of a Gnatcatcher “stepping stone dispersal” area. Although EIR acknowledges potential impacts to occupied Gnatcatcher breeding habitat, it relies on generalized or deferred mitigation without demonstrating that impacts would be reduced to less than significant levels, particularly given habitat fragmentation and edge effects near protected open space.
	Biological Resources – Off-Site Mitigation & USFWS Deference	The EIR defers analysis to future federal consultation rather than independently demonstrating that the proposed off-site habitat mitigation will effectively reduce project-specific impacts to the Gnatcatcher.The EIR relies on an unsupported claim that off-site mitigation reflects a preference of U.S. Fish and Wildlife Service.
	Safety – Vehicle Accidents & Roadway Hazards	The EIR fails to analyze increased accident risk associated with blind curves, narrow road widths, and lack of pavement or shoulders, despite adding residential traffic to roads with known geometric and visibility constraints.
	Safety – Fire Evacuation & Emergency Access	The EIR does not meaningfully analyze evacuation feasibility or emergency access given constrained ingress/egress, adjacency to wildland and parkland, and the need for rapid clearance during wildfire or other emergencies. The EIR acknowledges that Guajome Lake Road does not currently meet fire code standards but relies on future project improvements to assume compliance.
	Safety – Equestrian & Livestock Evacuation	The EIR does not analyze evacuation and emergency safety for horses and other livestock kept in the area, despite foreseeable constraints requiring trailers, staging areas, longer clearance times, and wider road access.
	Land Use – Equestrian Zoning Overlay Waiver	The project waives the equestrian zoning designation, yet the EIR does not adequately analyze the environmental, safety, and compatibility impacts of eliminating protective buffers between equestrian and non-equestrian lots; effects on adjacent and nearby horse property uses, effects on trail connectivity, rider safety on Guajome Lake Road, changes to community character, and conflicts with adjacent park uses.
	Land Use-Community Values/ Compatability	The EIR fails to adequately assess impacts to land use compatibility and community values in the context of the

		surrounding conforming land uses which is a horse community. Instead, the EIR uses a subdivision off Guajome Lake Rd to determine consistency with surrounding lands uses.
	General Plan Consistency – Required Park Committee Consultation	The Land Use Element mandates that the City shall solicit comments from the Guajome Regional Park Area Planning and Coordinating Committee. The EIR does not disclose that this consultation did not occur yet relies on General Plan consistency findings.
	Cumulative Impacts	The Draft EIR does not analyze cumulative safety impacts from this project in combination with other nearby development that will add traffic to Guajome Lake Road, including [project at Osborne & N. Santa Fe]. No projects from Vista or unincorporated County areas are included, even though access routes and evacuation paths cross jurisdictional boundaries.
	Health and Safety Impacts - Dust from Unpaved Road	Dust from added daily vehicle traffic on an unpaved road creates real-world visibility, health, and safety risks not addressed by average air quality thresholds. CEQA requires analysis of foreseeable localized impacts affecting motorists, equestrians, and trail users.
	Safety – Equestrian Use of Guajome Lake Road	The EIR does not analyze safety impacts to horses and riders who use Guajome Lake Road as part of the established trail network, despite increased vehicle traffic and constrained roadway conditions.
	Land Use – Guajome Regional Park SOI Policy H	Within the General Plan's Guajome Regional Park Sphere of Influence, Policy H requires that development adjacent to the park protect natural resources and ensure compatibility with the park's recreation and scenic areas. The EIR does not analyze whether the project is consistent with this policy or explain how park resources would be protected.
	Land Use – Scenic Overlay Resource Protection	The project site is within the Scenic Park Zoning Overlay, which is intended to conserve and protect natural resources in and around Guajome Park. The EIR does not explain how the project would comply with these resource-protection purposes or how grading and development would affect the resources the overlay is intended to conserve.
	Environmental Setting	The EIR mischaracterizes the project as "infill" despite its edge location adjacent to parkland and rural/open-space uses, without analyzing the environmental and land-use impacts of edge development.
	Growth Inducement – Infrastructure Extension	The EIR minimizes growth inducement and fails to analyze how sewer and infrastructure extensions, including a 2000 foot sewer connection, remove constraints and facilitate future development near Guajome Park.

	Growth Inducement – Secondary Environmental Effects	Indirect growth-related impacts (additional development pressure, increased VMT and GHG emissions, habitat loss, and service demand) are dismissed without meaningful analysis.
	Recreation & Park Resources – Indirect Impacts	The EIR fails to analyze indirect impacts to Guajome Regional Park and Guajome Lake from adjacent residential use, including stormwater runoff reaching the lake, user conflicts, and degradation of park experience.
	Zoning / Overlay Standards – Precedent & Cumulative Effects	The EIR does not analyze whether waiving overlay standards sets a precedent for similar reductions near parks or open space, potentially resulting in cumulative impacts to sensitive interfaces.
	Transportation (Vehicle Miles Traveled) – Improper Screening	The EIR screens out VMT impacts based on assumed General Plan consistency, even though the project conflicts with key land use and growth policies. Though SANDAG has identified that the Project site will produce VMT at levels over 100% to 125% of Regional Mean, the EIR provides no analysis or mitigation for VMT impacts.
	Greenhouse Gas Emissions – Improper Screening	The EIR concludes GHG impacts are less than significant by relying on a Climate Action Plan (CAP) checklist. This screening is invalid where the project is not consistent with the General Plan, and therefore cannot substitute for project-level GHG analysis under CEQA.
	Greenhouse Gas Emissions – Inconsistency with 2022 State Climate Policy (CARB)	The EIR does not analyze whether project emissions are consistent with the 2022 California Air Resources Board Scoping Plan, nor does it demonstrate how the project would achieve required emissions reductions over time. Reliance on local checklist compliance without showing alignment with state climate trajectories leaves GHG impacts inadequately analyzed
	Hydrology & Stormwater – No Baseline for Guajome Lake	The EIR identifies Guajome Lake as an impaired receiving water but relies on regulatory listings rather than describing existing lake conditions needed to assess whether project runoff would worsen impacts. Without a meaningful baseline, less-than-significant findings are unsupported.
	Hydrology & Stormwater – Inadequate Mitigation	The project's own SWQMP admits a BMP (Best Management Practice) "does not fully satisfy the performance standards for pollutant control," yet the EIR still concludes impacts are less than significant without analyzing residual impacts or adding mitigation.
	Final EIR – Failure to Cure Deficiencies	The Final EIR responds to comments but does not add substantive analysis or revise conclusions, leaving key deficiencies from the Draft EIR unresolved.

Stephanie Rojas

From: Jerry Crews <jerry.crews1@gmail.com>
Sent: Tuesday, January 20, 2026 4:56 PM
To: City Council
Cc: City Clerk
Subject: Vote to Deny the EIR for Guajome Lake Homes

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Dear Council Members,

As a resident of Jeffries Ranch, I am writing to urge you to vote to DENY the Environmental Impact Report (EIR) for the proposed Guajome Lake Homes project at the January 28, 2026 City Council hearing.

I am not opposed to development. I support responsible development that protects public safety, preserves the character of our community, and respects the local environment. The current plan fails in all three areas.

First, the project presents a serious safety risk. Doubling traffic on Guajome Lake Road, a narrow, winding road with blind turns that also serves as our primary evacuation route in a high fire-risk area, is an unacceptable danger to residents and first responders.

Second, the project undermines the equestrian overlay zoning that defines Jeffries Ranch. Waiving these standards erodes the character of our neighborhood and sets a dangerous precedent for future development.

Third, wildlife experts have confirmed that this project would block a vital wildlife corridor and damage habitat for federally protected species. This is an avoidable and permanent environmental impact.

I respectfully ask you to vote to DENY the current EIR so this project can be revised into a plan that truly reflects safe, responsible, and community-centered development.

Thank you for your time and for representing the residents of Jeffries Ranch.

Respectfully,

Jerry Crews
Jeffries Ranch
Oceanside, CA

Stephanie Rojas

From: Thomas Schmiderer
Sent: Friday, January 23, 2026 11:22 AM
To: City Clerk
Subject: FW: Guajome

-----Original Message-----
From: Joanne aka Jody Childs <jodychilds@aol.com>
Sent: Thursday, January 22, 2026 6:13 PM
To: City Council <council@oceansideca.org>
Subject: Guajome

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_____

Copy & Paste, change as you like! Thank you!

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. I feel there is a rule bending here also.

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. Guajome is a jewel for equestrians and the good people that created the park and laws wereintended to protect it.

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,
Jody Childs
858-354-8537
deldiostrainingstables.com

Stephanie Rojas

From: John Osborne <osbornejohn@msn.com>
Sent: Wednesday, January 21, 2026 3:54 PM
To: City Council
Cc: City Clerk
Subject: Request to deny the Environmental Impact Report, Guajome Lake Homes Project

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Dear members of the City Council,

As a resident of Carlsbad and a frequent visitor to Guajome Park, I would like to express my concerns regarding the proposed development of Guajome Lake Homes Project.
I am an avid birder and naturalist and have over the past 10 years spent many hours exploring there. I'm especially concerned for the wellbeing of the wildlife who consider Guajome their home. It has been brought to your attention that the California Gnatcatchers that nest and breed at the proposed site are listed as an endangered species. This is mostly due to the over development of their natural habitat. They are only resident in a very small coastal strip of Southern California and the Baja Peninsular. We should not, however, focus solely on them, as there are a wide variety of birds and animals that call this park and its surrounding open space their home. Not only will this proposed development cause their lives to be endangered or their habitat lost, it will also force many to leave our local area.
Many residents of our area use this park and its surrounding open space as a place to walk, exercise, picnic with their families, walk their dogs and enjoy the wildlife. All very different but with one thing in common, they find peace and joy from being there.
The EIR does not adequately address the protection of wildlife within the park and its surrounding open space nor the free movement of wildlife between the park and Jeffries Ranch, not to mention the huge disruption the construction would have on local wildlife and those who use the park for recreation and spiritual renewal.
I believe that there is a need for low cost residential development but am sure this is not the right or best place for it.
I therefore urge this council to deny certification of the Environmental Impact Report.

Thank you, John Osborne

Sent from my iPhone

Stephanie Rojas

From: Thomas Schmiderer
Sent: Friday, January 23, 2026 11:24 AM
To: City Clerk
Subject: FW: Guajome housing project

-----Original Message-----
From: CW Design Landscaping <cw.designlandscaping@yahoo.com>
Sent: Thursday, January 22, 2026 3:09 PM
To: City Council <council@oceansideca.org>
Subject: Guajome housing project

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To Whom It May Concern,
As a resident of Oceanside residing in Jefferey's Ranch, I strongly urge you to decline the EIR that you received. There are numerous reasons why, including the inadequate effect it will have on the dirt road use with dust, the increased traffic to an already overwhelmed traffic system, additional sewage issues with increased population, effects on the health of Guajome Lake and the fact that we are a community trying to preserve our rural equestrian lifestyle.
Though I am not against growth, I am against it when it is just being piled on top of a community that is already struggling with population issues.
Sincerely,
Jonathan Hawley
Sent from my iPad

Stephanie Rojas

From: Juliet Rizek <juliet.rizek@gmail.com>
Sent: Tuesday, January 20, 2026 8:59 AM
To: City Council
Cc: City Clerk; Zeb Navarro
Subject: Guajome Park Homes

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Dear Oceanside Council Members,

As your constituent and a homeowner in Jeffries Ranch, I urge you to vote to **deny the EIR for the Guajome Lake Homes** project.

The current plan is unsafe, ignores the community's character, and harms wildlife.

Doubling traffic on one narrow, curvy road next to our regional park poses an unacceptable risk to our families, friends, and wildlife. Please protect our community's equestrian character by upholding the existing zoning standards.

We support smart growth that fits our community, not a high-density project that ignores these serious flaws.

Thanks,
Juliet Rizek
1674 Del Mar Road

Stephanie Rojas

From: Manuel Baeza
Sent: Thursday, January 22, 2026 8:12 AM
To: Thomas Schmiderer; Michael C. Jones; Stephanie Rojas
Subject: Comments received from Public on Guajome Lake Homes project

Good Morning,

Email received yesterday on the Guajome Lakes project going to City Council next week attached below. Thanks

---

From: Lydia Grego <LGrego@oceansideca.org>
Sent: Wednesday, January 21, 2026 4:59 PM
To: Manuel Baeza <MBaeza@oceansideca.org>
Subject: FW: Deny certification to EID

Hello,

Please see the below comment for Guajome Lakes.

Thank You,

Lydia Grego, Planner I
City of Oceanside
Planning Division
300 North Coast Highway
Oceanside, CA 92054
Phone: (760) 435-3526
lgrego@oceansideca.org
All voicemail to and e-mail to and from the City of Oceanside may be considered public information and may be disclosed upon request.

From: Kassy Cox <kassyccox@gmail.com>
Sent: Wednesday, January 21, 2026 2:02 PM
To: Planning Web <planningstaff@oceansideca.org>
Subject: Deny certification to EID

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Dear Planning Commissioners,

I am an Oceanside resident and I visit the beautiful Guajome County Park every week with a group of students ages 3-11 to learn from and about the local life, habitats, and ecosystems, and to build a relationship with the natural world around us.

I urge you to deny the certification of the complex on Guajome Lake Road. I advocate for the wildlife corridor that passes through this area. I advocate for the non-human life who will suffer from loss of habitat. Let us not forget our plant and animal relatives while we try to look out for humans and make some money. Let us protect this space, as the non-developed and wild spaces are diminishing.

The other reason that is important to me is the amount of car traffic that this amount of houses will require. This is not a walkable or bike-able location and it will be over crowded with automobiles if we increase human use to that extent. Let us be reasonable with the amount of human "nests" that a space can accommodate.

I urge you to deny the certificate.

Respectfully,

Kassy Cox

Leslie Huerta

From: Thomas Schmiderer
Sent: Tuesday, January 20, 2026 11:54 AM
To: City Clerk
Subject: FW: Concerns - Guajome development by Rincon Homes.

Thomas Schmiderer
Assistant City Clerk
City of Oceanside

tschmiderer@oceansideca.org
+1 (760) 435-3004
300 N. Coast Highway
Oceanside, CA 92054
www.oceansideca.org

From: Kristin Jankel & David Sawyer <kjankel79@gmail.com>
Sent: Tuesday, January 20, 2026 11:49 AM
To: City Council <council@oceansideca.org>
Subject: Concerns - Guajome development by Rincon Homes.

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To Whom It May Concern,

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

This project will cause specific and significant adverse impacts to public health and safety that have not been adequately mitigated. Of particular concern is the increased danger posed to equestrians and horses along Guajome Park Road and surrounding routes. This area is actively used by riders and horses on a daily basis, yet none of the existing horse trails adjacent to the roadway currently have safety railings, physical barriers, or adequate separation from vehicular traffic. Additionally, the roadway lacks proper “Watch for Horses” or equestrian warning signage, despite the well-established presence of horses.

The proposed development will substantially increase vehicle traffic along these already unsafe roadways. The addition of dozens of new residences will result in significantly more cars traveling at higher frequencies, further elevating the risk of serious accidents involving horses, riders, pedestrians, and motorists. Horses are prey animals that can easily spook from traffic noise, sudden movement, or unfamiliar conditions, and the absence of protective infrastructure makes these roadways especially hazardous. Increasing traffic without first addressing these known deficiencies creates an unacceptable and foreseeable safety risk.

Beyond equestrian safety, the project will cause additional adverse impacts, including chemical exposure from pesticide and rodenticide use, increased dust and degraded air quality from heavier traffic on dirt roads, and heightened fire risk due to increased density and potential fireworks use in a high-risk area.

The Final Environmental Impact Report acknowledges that the project 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 concerns were raised by the California Department of Fish and Wildlife, demonstrating that the Draft EIR was incomplete. Comparable projects in North County have been required to redesign development plans to adequately 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 responsibility to protect public health, safety, and biological resources.

For these reasons—including the serious and unaddressed safety hazards to equestrians and the public—I respectfully request that the appeal be granted or, at minimum, that the project be substantially revised to address these critical concerns.

Respectfully submitted,

--
Kristin Jankel

Leslie Huerta

From: Lawrence Kern <treskern@yahoo.com>
Sent: Thursday, January 22, 2026 6:00 PM
To: City Council; City Clerk
Cc: guardguajome@yahoo.com
Subject: Guajome Lake Homes project - DENY CERTIFICATION of the EIR
Attachments: Guajome Letter. 012226 - L. KERN.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

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All,

As a resident of Fallbrook CA, and an avid hiker and dog walker, I strongly urge the City Council to **DENY CERTIFICATION** of the Environmental Impact Report (EIR) for the Guajome Lake Homes project. We frequently walk the park trails, and are very concerned about the impact in several areas.

- Wildlife Issues:
  - 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.
  - We personally have seen a wide variety of wildlife, including coyotes, that would have to migrate to surrounding areas.
- Health & Safety Issues:
  - 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.

- Water Quality/Environmental Impacts:
    - 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.
- Other Concerns:
    - As a homeowner, I have serious concerns about the negative impact this mass housing project will have on the adjacent home values. Over 800 cookie-cutter tract homes, with a heavy traffic burden will damage the value of their homes.

Thank you.

Yours Truly,

Lawrence Kern

(Fallbrook CA resident)

Tres Kern

Phone: (210) 218-2554
Email: treskern@yahoo.com
LinkedIn: http://www.linkedin.com/in/lawrence-kern

As a resident of Fallbrook CA, and an avid hiker and dog walker, I strongly urge the City Council to **DENY CERTIFICATION** of the Environmental Impact Report for the Guajome Lake Homes project. We frequently walk the park trails, and are very concerned about the impact in several areas.

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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.
  - 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.
- Other Concerns:
  - As a homeowner, I have serious concerns about the negative impact this mass housing project will have on the adjacent home values. Over 800 cookie-cutter tract homes, with a heavy traffic burden will damage the value of their homes.

Thank you.

Yours Truly,

Lawrence Kern
(Fallbrook CA resident)

Leslie Huerta

From: Leslie Hinich <lesliehinich@gmail.com>
Sent: Thursday, January 22, 2026 12:17 PM
To: City Council; City Clerk; guardguajome@yahoo.com
Subject: Guajome Lake Homes project

Follow Up Flag: Follow up
Flag Status: Flagged

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

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As a Vista, CA resident living on Majella Road, I urge the City Council to **deny certification** of the **Environmental Impact Report.**

I have walked from my house on Majella Road, along Guajome Lake Road, down to Guajome Regional Park whenever I can for 7 years now. As I walk, I say hello to neighbors and horses along the route, making my way to one of the most beautiful and unique natural open spaces in the County. Certainly, it is one of the few places in the Oceanside/Vista area where one can go to experience the diverse Southern California habitats of woodlands, chaparral, wetlands, and mixed grasslands, and experience the wide variety of birds that visit and call the park home.

There is a sign now, and has been for a while, in the open space just adjacent to the park, across the narrow partially unpaved Guajome Lake Road, which is in an equestrian overlay area. The sign states an intention to build a housing project here. 83 homes no less. It is not difficult to visualize what this would be like. Look one way as you walk along the trail: stately Mexican fan palms, coastal cholla, wild roses, bees, birds, and other animals. Look to the other side of the trail and view 83 homes squeezed into a small area.

But it is not just the visuals that I am concerned about. This project as it is planned, will threaten the health of the wildlife in the park, including the California Gnatcatcher, a bird with a Threatened status. The increased traffic will also put everyone at increased risk of fires in that area. As highlighted below in detail the EIR is deficient in identifying these and other risks and consequences that this planned project will cause.

Please note: I am not entirely opposed to any housing at all here. But I do ask for an adequate Environmental Review and mitigation of impacts.

EIR Deficiencies:

[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.]

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.

Please deny certification of the Environmental Impact Report!

Thank you,

Leslie Cochran
lesliehinich@gmail.com
760-845-1174

Stephanie Rojas

From: leslie davies <nopuppymills59@gmail.com>
Sent: Thursday, January 22, 2026 6:20 AM
To: City Clerk
Subject: oppose Lake Homes project.

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

Dear Oceanside City Councilmembers and Mayor,

Please Dear Oceanside City Councilmembers and Mayor,

Please oppose Lake Homes project. Traffic is already an issue and we already have a shortage of water. Wildlife needs a place to live. Once this land is gone, we can NEVER get it back. We owe it to future generations to preserve this precious land. We don't have a housing shortage. We have greedy investors buying up all the housing and making it UNAFFORDABLE for everyone else.

We need to stop investors and cooperations from buying up all the land and the houses and then gouging first time buyers and low-income people trying to enter the housing market.

We can end the housing shortage by imposing higher taxes on corporations and on people who buy up houses and land for development by imposing higher taxes on people who own multiple houses. This will deter them from being gluttonous. Land is finite. Pep[le ought to only be allowed to own a limited number of houses.
Sincerely,
Leslie Davies
Oceanside, CA 92054

Stephanie Rojas

From: Thomas Schmiderer
Sent: Tuesday, January 20, 2026 6:18 AM
To: City Clerk
Subject: FW: SUPPORT APPEAL Guajome Project

Thomas Schmiderer
Assistant City Clerk
City of Oceanside

tschmiderer@oceansideca.org
+1 (760) 435-3004
300 N. Coast Highway
Oceanside, CA 92054
www.oceansideca.org

From: Lisa Baca <clli.baca@gmail.com>
Sent: Tuesday, January 20, 2026 5:30 AM
To: City Council <council@oceansideca.org>
Cc: Lisa Baca <clli.baca@gmail.com>
Subject: SUPPORT APPEAL Guajome Project

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

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.

VOTE TO SUPPORT THE APPEAL.

Respectfully,
Lisa Baca
CA State Horsemen's Association
Region 7

Stephanie Rojas

From: Thomas Schmiderer
Sent: Tuesday, January 20, 2026 6:18 AM
To: City Clerk
Subject: FW: Appeal Comment – Health, Safety, and Environmental Impacts of Guajome Project

-----Original Message-----
From: Lisah Nicholson <pistolgal5@me.com>
Sent: Tuesday, January 20, 2026 6:07 AM
To: City Council <council@oceansideca.org>
Subject: Appeal Comment – Health, Safety, and Environmental Impacts of Guajome Project

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

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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.

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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,

L. Nicho

Stephanie Rojas

From: Thomas Schmiderer
Sent: Wednesday, January 21, 2026 8:10 PM
To: City Clerk
Subject: Fwd: Please support Guajome Lake Homes

Thomas Schmiderer, MMC, MPA
Assistant City Clerk
(760) 435-3004
(760) 576-8860 – Cell
TSchmiderer@oceansideca.org

Sent from my iPhone

Begin forwarded message:

From: Mandy Fisher <mandykfisher@gmail.com>
Date: January 21, 2026 at 7:41:00 PM PST
To: City Council <Council@oceansideca.org>
Subject: Please support Guajome Lake Homes

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

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Honorable Mayor Sanchez and City Council members,

I'm writing to urge you to vote **YES** on the Guajome Lake Homes project on January 28th. Oceanside and North County need more housing, and this project will help increase the supply, including deed-restricted affordable homes.

Reasons I support this project:

- I want **young families** to have a real chance to buy a home in North County.
- This project adds **single-family homes**, which are a great option for families with children.
- More housing helps reduce displacement and keeps families closer to schools, jobs, and support systems.
- Housing supply matters—if we don't build, prices keep rising and people are pushed farther away.

- I believe Oceanside should remain a place where **working families** can live and thrive.

Thank you for your time and service,
Mandy Russ
South Oceanside resident

Stephanie Rojas

From: Thomas Schmiderer
Sent: Tuesday, January 20, 2026 2:57 PM
To: City Clerk
Subject: FW: Guajome Lakes project

-----Original Message-----
From: Mel <backyardstudiosd@yahoo.com>
Sent: Tuesday, January 20, 2026 1:11 PM
To: City Council <Council@oceansideca.org>
Cc: City Clerk <cityclerk@oceansideca.org>
Subject: Guajome Lakes project

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

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* To whom it may concern, January 20, 2026
* Please take note of our objection to the current Guajome Lakes Project. As your constituent in Jeffries Ranch, I urge you to vote to DENY the EIR for the Guajome Lake Homes project.
* Here are just a few reasons as to why we STRONGLY object to the current plan, as it is unsafe. Doubling traffic on one narrow, curvy road next to our regional park is an unacceptable risk to our families. As it is the road takes on quite a bit of traffic with drivers speeding through the access road, and many portions of it are on a narrow curve.
* Additionally, please protect our community's equestrian character by upholding the existing zoning standards. One of the wonderful traits of Jeffries Ranch and Guajome Lake is the equestrian vitality. In an ever changing environment, it is crucial to have a community that provides peace and a bit of country living.
* We support smart growth that fits our neighborhood, not a high-density project that ignores these serious flaws.
* Sincerely,
* Melissa Hawley
* Jeffries Ranch Resident

Sent from my iPad

Leslie Huerta

From: Thomas Schmiderer
Sent: Tuesday, January 20, 2026 11:59 AM
To: City Clerk
Subject: FW: Please Vote to Deny the EIR for the Guajome Lake Homes Project

-----Original Message-----
From: Melissa Nelson <officialmelissabusiness@gmail.com>
Sent: Tuesday, January 20, 2026 9:30 AM
To: City Council <council@oceansideca.org>
Cc: City Clerk <CityClerk@oceansideca.org>; Zeb Navarro <znavarro@oceansideca.org>
Subject: Please Vote to Deny the EIR for the Guajome Lake Homes Project

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

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Dear Mayor and City Council Members,

As your constituent in Jeffries Ranch, I respectfully urge you to VOTE TO DENY the current Environmental Impact Report (EIR) for the Guajome Lake Homes project at the January 28th hearing.

The current plan raises serious safety concerns. Doubling traffic on a single narrow, curvy road adjacent to Guajome Regional Park creates an unacceptable risk for residents, park visitors, and families who rely on this roadway every day. These impacts have not been adequately addressed in the EIR.

I also ask that you protect the unique equestrian and rural character of our community by upholding the existing zoning standards that residents relied on when choosing to live here. The proposed high-density development is not compatible with our neighborhood or its infrastructure.

We support thoughtful, smart growth that fits the scale and character of Jeffries Ranch. Denying this EIR would send the project back for the significant revisions needed to create a safer, more responsible plan for our community.

Thank you for your time, consideration, and service to Oceanside.

Sincerely,
Melissa Nelson
Jeffries Ranch, Oceanside, CA

Melissa Nelson
P. 760.518.4541
E. officialmelissabusiness@gmail.com <mailto:officialmelissabusiness@gmail.com>

Stephanie Rojas

From: Omar Hashimi <omar31415@gmail.com>
Sent: Tuesday, January 20, 2026 6:11 PM
To: City Council
Cc: City Clerk
Subject: Support for Guajome Lake Homes Project – January 28 Vote

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

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Honorable Mayor Sanchez and City Councilmembers,

I'm writing as a resident to express my support for the Guajome Lake Homes project ahead of the January 28 vote.

Oceanside and North County continue to face real housing shortages, especially for families who want to stay close to their jobs, schools, and support systems. This project adds single-family homes, includes deed-restricted affordable units, and makes improvements to local infrastructure—all of which help move us in the right direction.

I understand there are tradeoffs with any development, but I believe this is a reasonable and thoughtful project that helps address our housing needs while still requiring mitigation and oversight. If we want Oceanside to remain a place where working families can put down roots, we have to be willing to support well-planned housing like this.

Thank you for your time and for your service to our community.

Respectfully,
Omar Hashimi
Oceanside resident

This message reflects my personal views as a resident and not those of any employer or the U.S. military.

Leslie Huerta

From: Paige Winston <paige.winston94@gmail.com>
Sent: Thursday, January 22, 2026 1:20 PM
To: City Council
Cc: City Clerk
Subject: Advocacy for the Guajome Lake Homes Project

Follow Up Flag: Follow up
Flag Status: Flagged

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Honorable City Councilmembers,

I have lived and worked in North County for the majority of my life, and I am growing increasingly concerned about the lack of affordable, single-family homes available for purchase. I ask that you vote in favor of the Guajome Lake Homes project at the January 28th Oceanside City Council meeting.

As a young professional, the high cost of living and limited housing supply in North County San Diego make it especially difficult to plant my roots. Rent consumes a large portion of my monthly income, which leaves little room to save towards a down payment. At the same time, bidding wars for the small number of available homes further push buyers out of the market. Building more single-family homes would expand supply in neighborhoods that many first-time buyers, like me, seek.

Additionally, as pro-building as I am due to the housing crisis we currently live in, I would not be in support of just any building proposition. I am in favor of Rincon to take on this build project for a couple of reasons:
1. The owners have roots in North County and have approached this project with an invaluable "local lens". Far better than a large, corporate "outside" developer with no incentive to work with the city and its residents.
2. Their builds are high-quality and don't cut corners compared to other developers I am familiar with. I would not wish for anyone to be suckered into buying a poorly built home.

In light of the intense opposition voiced at prior hearings, I did not feel comfortable attending the City Council meeting in person. Nevertheless, I felt it was important to express my views on this matter.

Thank you for your time and consideration,

Paige Winston

Stephanie Rojas

From: pamkern9@icloud.com
Sent: Friday, January 23, 2026 8:50 AM
To: City Clerk
Subject: deny certification

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

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As a resident of Fallbrook CA, and an avid hiker and dog walker, I strongly urge the City Council to DENY CERTIFICATION of the Environmental Impact Report for the Guajome Lake Homes project. We frequently walk the park trails, and are very concerned about the impact in several areas.

* Wildlife Issues:

o 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.

o We personally have seen a wide variety of wildlife, including coyotes, that would have to migrate to surrounding areas.

* Health & Safety Issues:

o 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.

o 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.

* Water Quality/Environmental Impacts:

o 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.

o 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.

* Other Concerns:

o As a homeowner, I have serious concerns about the negative impact this mass housing project will have on the adjacent home values. Over 800 cookie-cutter tract homes, with a heavy traffic burden will damage the value of their homes.

Thank you.

Yours Truly,

Pam Kern

(Fallbrook CA resident)

Leslie Huerta

From: Thomas Schmiderer
Sent: Tuesday, January 20, 2026 11:59 AM
To: City Clerk
Subject: FW: Appeal Guajome Development

-----Original Message-----
From: patty arnett <pmca3333@hotmail.com>
Sent: Tuesday, January 20, 2026 7:28 AM
To: City Council <Council@oceansideca.org>
Subject: Appeal Guajome Development

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

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To Planning Commission/Oceanside City Council, 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,
Patricia Arnett

Stephanie Rojas

From: Thomas Schmiderer
Sent: Wednesday, January 21, 2026 4:15 PM
To: City Clerk
Subject: FW: Appeal Comment – Health, Safety, and Environmental Impacts of Guajome Project

-----Original Message-----
From: rebecca beechfamily.com <rebecca@beechfamily.com>
Sent: Wednesday, January 21, 2026 2:45 PM
To: City Council <council@oceansideca.org>
Subject: Appeal Comment – Health, Safety, and Environmental Impacts of Guajome Project

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

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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.

VOTE TO SUPPORT THE APPEAL.

Respectfully,
Rebecca Beech

Sent from my iPhone

Leslie Huerta

From: Reid Hutchinson <hutch.reid@gmail.com>
Sent: Thursday, January 22, 2026 3:20 PM
To: City Council; City Clerk
Subject: Support for Guajome Lake Homes – Attainable Housing for Oceanside's Workforce

Follow Up Flag: Follow up
Flag Status: Flagged

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

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Dear Mayor Sanchez and Oceanside City Council,

I am a biotech scientist working in Carlsbad, and I am writing to express my **strong support for the Guajome Lake Homes project**. Despite having a stable career, the current housing market is so competitive that finding an attainable home for my young family in Oceanside has been a major challenge. This development offers the **attainable price points** and scale necessary to keep professionals like me in the local area.

I believe this project is a practical and beneficial use of the land for several reasons:

- **Smart Growth and Conservation:** The plan clusters 83 homes near existing infrastructure to minimize environmental impacts, preserving **13.5 acres of habitat** both on and offsite. Preserving **41% of the site as open space** is a responsible way to manage growth.

- **Essential Infrastructure:** Paving the dirt portion of **Guajome Lake Road** is a safety improvement that will benefit the entire neighborhood and ensure safety for families.

- **Feasible Development Standards:** I support the **waivers for the equestrian overlay**. Requiring 14 acres of this 17-acre site to be set aside for horse facilities is not feasible for this generation, and would prevent the creation of needed housing—especially since only one neighbor in the zone currently owns horses.

- **Wildfire Resilience:** The project has a **comprehensive fire protection plan** approved by the Oceanside Fire Department and will use **fire-resistant landscaping** and building materials.

Oceanside needs a diverse housing supply to remain a viable place for the regional workforce. I urge the Council to **approve the Guajome Lake Homes project**.

Thanks,
Reid Hutchinson

Leslie Huerta

From: Thomas Schmiderer
Sent: Thursday, January 22, 2026 5:04 PM
To: City Clerk
Subject: FW: Chamber support of Guajome Lake
Attachments: OCC Support Guajome Lake Homes.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas Schmiderer
Assistant City Clerk
City of Oceanside

tschmiderer@oceansideca.org
+1 (760) 435-3004
300 N. Coast Highway
Oceanside, CA 92054
www.oceansideca.org

From: Scott Ashton <scott@oceansidechamber.com>
Sent: Thursday, January 22, 2026 3:58 PM
To: City Council <council@oceansideca.org>
Cc: Jonathan Borrego <jborrego@oceansideca.org>
Subject: Chamber support of Guajome Lake

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

---

Dear Mayor and Councilmembers,

Please find attached the Chamber's support letter for the Guajome Lake Homes project.

Thank you in advance for your consideration.

Best Regards,

Scott

Scott Ashton
CHIEF EXECUTIVE OFFICER
OCEANSIDE CHAMBER OF COMMERCE
760-722-1534 EXT.107
OCEANSIDECHAMBER.COM | @OCEANSIDECHAMBER

Click here to leave us a Google Review!

Connect with me… https://linktr.ee/scottashton

Our Vision: A Thriving and United Oceanside
Our Mission: To provide advocacy and resources that help businesses and our community thrive

January 22, 2026

Mayor Sanchez and Oceanside City Council
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

Dear Mayor and Councilmembers,

On behalf of the Oceanside Chamber of Commerce, I am writing to express our strong support for the proposed Guajome Lake Homes project by Rincon Homes.

Oceanside continues to face a significant housing–jobs imbalance that directly impacts our workforce, employers, and overall economic vitality. Between 2013 and 2023, the city added nearly 10,000 jobs while producing fewer than 3,000 new housing units, according to the San Diego North Economic Development Council. That imbalance underscores the importance of projects that responsibly add housing and help the City make progress toward meeting its Regional Housing Needs Assessment (RHNA) obligations.

The Guajome Lake Homes project advances these goals by delivering 83 new homes, including four deed-restricted affordable units and related affordable housing fees, consistent with the City of Oceanside's Zoning Ordinance. These affordable homes represent more than a compliance metric—they provide a meaningful, life-changing opportunity for four local families to establish stability and begin building generational wealth within our community.

The project appropriately utilizes the City's established methodology for calculating allowable units and qualifies for density bonus provisions intended to incentivize onsite affordable housing. Importantly, this project is not requesting additional density beyond the city's net density bonus calculation. Rather, it seeks specific waivers to resolve conflicts between the underlying zoning ordinance and overlay zones—waivers that are necessary to make the development feasible and that align with the City's adopted policies.

The Chamber believes this project reflects a thoughtful, policy-consistent approach to increasing housing supply, supporting workforce retention, and advancing Oceanside's long-term economic and community goals. For these reasons, we respectfully urge the City Council to support the Guajome Lake Homes project.

Thank you for your continued leadership and commitment to the long-term health of our community.

Sincerely,

Scott Ashton
Chief Executive Officer

Leslie Huerta

From: Thomas Schmiderer
Sent: Tuesday, January 20, 2026 11:58 AM
To: City Clerk
Subject: FW: Appeal Comment – Health, Safety, and Environmental Impacts of Guajome Project

-----Original Message-----
From: Sherrell Cuneo <sherrell@nevernevermusic.com>
Sent: Tuesday, January 20, 2026 9:20 AM
To: City Council <council@oceansideca.org>
Subject: Appeal Comment – Health, Safety, and Environmental Impacts of Guajome Project

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

---

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.

VOTE TO SUPPORT THE APPEAL.

Respectfully,
Sherrell Cuneo

Stephanie Rojas

From: Valerie Wollenberg <valeriewollenberg@gmail.com>
Sent: Wednesday, January 21, 2026 7:21 PM
To: City Council; City Clerk
Subject: Request to Deny Certification of the EIR for Development Near Guajome Regional Park

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

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Dear Mayor and Members of the Oceanside City Council,

My name is Valerie Wollenberg, and I live at 5427 Lariat Way in Oceanside. I am a homeowner, a parent, and a school principal, and I am writing as someone who genuinely loves and regularly uses Guajome Regional Park. I want to be clear. I am not opposed to housing. I understand the need for development in our region. What I am asking is that we not move forward based on an Environmental Impact Report that does not fully or honestly address the impacts of this project. I respectfully urge you to deny certification of the EIR.

My family bought our home three years ago because of its location. The open space, wildlife, rural and equestrian feel, and proximity to the park were the reasons we chose and love this neighborhood. As a school principal, I have worked very hard to build a life where my son can grow up in a community that values safety, environmental stewardship, and access to nature. Guajome Regional Park is part of our daily life and part of what makes this area special for so many families, including those who do not live immediately next to it.

After reviewing the EIR, I was left with serious concerns. The document does not feel complete, and it does not give decision makers or the public a clear picture of what this project would actually mean on the ground.

Guajome Lake Road is already difficult to navigate. It includes blind curves, narrow sections, no shoulders, and long unpaved areas. The project would add roughly 830 new daily vehicle trips, yet the EIR does not meaningfully address how this would affect safety for drivers, pedestrians, equestrians, or park users. Leaving portions of the road unpaved without analyzing dust, visibility, and emergency access is especially concerning. As a parent, I also find it troubling that wildfire evacuation safety, including for families and equestrians with trailers, is not adequately addressed.

The project site is part of an important wildlife movement corridor connecting Guajome Regional Park with surrounding open space. While impacts to the federally protected California Gnatcatcher are acknowledged, the EIR relies on future or off site mitigation without clearly demonstrating that harm would truly be minimized.

The proposal also removes Equestrian Overlay protections that were specifically created to preserve the rural character of this area. The EIR's conclusion that the project is compatible with the surrounding neighborhood does not reflect the reality of existing large lot equestrian properties.

Guajome Lake is already an impaired waterbody, yet the EIR does not clearly establish whether stormwater runoff from this project would worsen existing conditions. Growth inducing impacts, scenic protections, inter jurisdictional issues, and cumulative traffic from nearby developments are also minimized or insufficiently analyzed.

Once this area changes, it changes forever. Increased safety risks, environmental damage, and loss of character cannot be undone.

Please deny certification of this EIR and require a more thorough and transparent environmental review. This request is not anti housing. It is about responsible planning and protecting a place that matters deeply to many families and park users across our region.

Thank you for your time and consideration.

Sincerely,
Valerie Wollenberg