



OCEANSIDE
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OCT 22 2025

City Clerk Department
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Darlene N., Manny B.

967-3922

OCEANSIDE CITY CLERK

APPEAL OF PLANNING COMMISSION ACTION

APPEALS MUST BE FILED WITH THE CITY CLERK'S OFFICE WITHIN 10 CALENDAR DAYS OF THE DATE OF FINAL ACTION

PROJECT/ACTION BEING APPEALED

PROJECT NAME Guajome Lake Homes DATE OF FINAL DECISION 10/13/25

RESOLUTION NUMBERS 2025-P23 AND 2025-P20

FORM OF APPEAL

APPEAL FEE - \$1,838 ☐ PETITION ☒ (PLEASE SEE BELOW FOR EXPLANATION/SIGN OFF)

LETTER INCLUDING A STATEMENT SPECIFICALLY IDENTIFYING THE PORTION(S) OF THE DECISION BEING APPEALED AND THE BASIS FOR THE APPEAL IS ATTACHED ☒

PERSON FILING APPEAL

NAME Jennifer Jacobs Daytime Telephone: 707/321-4479

ADDRESS 5452 Loganberry Way CITY Oceanside STATE CA ZIP 92057

APPEALED BY ☐ APPLICANT (COMPANY/REP) ☒ INTERESTED PARTY ☒ PROPERTY OWNER WITHIN NOTICE AREA ☐

SIGNATURE [Signature] DATE 10/21/25

CONTACT PERSON (IF DIFFERENT FROM PERSON FILING APPEAL)

NAME

ADDRESS CITY STATE ZIP

Daytime Telephone Fax Number Email Address

Section 4604: To appeal by petition for a waiver of the appeal fee, the appeal must be accompanied by the signatures of 50% of the property owners within the noticed area or 25 signatures of the property owners or tenants within the noticed area, whichever is less.

I hereby certify that this appeal is being submitted in accordance with the Zoning Ordinance and meets the criteria specified in Section 4604 for an appeal by petition.

Signature: [Signature] Date: 10/22/25

NOTE: All petitions must contain original signatures, along with the printed name and address of each signer.

October 22, 2025

We are appealing the decisions of the Oceanside Planning Commission made on October 13, 2025 regarding the Guajome Lake Homes housing project. The Environmental Impact Report for the project is inadequate.

Please note that this appeal is for the below resolutions:

2025-P23

2025-P20

The Appeal of Planning Commission Action form and appeal signatures are included with this submission.

Thank you,

Jennifer Jacobs

APPEAL OF PLANNING COMMISSION ACTION

To be filed with the City Clerk's Office within 10 calendar days of the date of the Final Action
GUAJOME LAKE HOMES PROJECT—APPLICANT RINCON CAPITOL GROUP, LLC
TENTATIVE MAP (T22-000004); DEVELOPMENT PLAN (D22-000009), AND DENSITY BONUS (DB22-000005)

PRINT NAME	SIGNATURE	ADDRESS (WITHIN NOTIFICATION AREA)
1 ANN LADON		5435 ALBRIGHT ST O'SIDE CA 92057
2 ANRIAN JAFFER		5435 ALBRIGHT ST O'SIDE 92057
3 GERALDINE SHELTON FRISBIE		3112 GUADALUPE LAKE ROAD 92057
4 TERENCE JAFFER		5435 ALBRIGHT ST. Oceanside 92057
5 Mary Rowke		5423 Stirrup Way Oceanside CA 92057
6 Bob Rowke		5423 Stirrup Way, Oceanside, CA 92057
7 Thomas S. Kounnas		5332 Mead St Oceanside CA 92057
8 David Stillman		5332 Mead St Oceanside CA 92057
9 Karen Rosales		5328 MEAD ST OCEANSIDE 92057
10 YVONNE ESQUEDA		5328 MEAD ST OCEANSIDE, 92057
11 ESTELLA MONTES		5328 MEAD ST, OCEANSIDE, CA 92057
12 KC Casey		5403 Rocking Horse Ln Oceanside
13 Danall Macgrin		5403 Rocking Horse Ln Oceanside
14 Dean De-Levi		5405 Rocking Horse Ln
15 Sebastian Gauru		5419 Rocking Horse Ln
16 Jason Lynch		5422 Rocking Horse Ln
17 Brandi Lynch		5422 Rocking Horse Ln

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TENTATIVE MAP (T22-000004); DEVELOPMENT PLAN (D22-000009), AND DENSITY BONUS (DB22-000005)

PRINT NAME

SIGNATURE

ADDRESS (WITHIN NOTIFICATION AREA)

18	MARIA Reilly		5423 Rocking Horse Ln. Oceanside
19	John Ingrassia		5423 Rocking Horse Ln
20	Mija Speakman	Mija Speakman	5432 Old Ranch Rd. Oceanside
21	PICK HOFFENBERG		5432 OLD RANCH RD. OCEANSIDE
22	Kim Martin		5436 Old Ranch Rd Oceanside
23	Dean Martin		5436 Old Ranch Rd Oceanside
24	David Cottage		5440 OLD RANCH RD O'SIDE
25	Yvonne Cottage		5440 Old Ranch Rd Oside
26	HANNS HANSON		5424 Stamp wty, oceanside, CA 92057
27	James M. Ryan	James M. Ryan	5420 Stirrup Way, Oceanside, CA 92057
28	LORRI M. RYAN	Lorri M. Ryan	5420 Stirrup way, Oceanside 92057
29	Ann Palmisano	Ann V L	5452 Albright St Oceanside 92057
30	Rose Marie Camacho	Rose Marie Camacho	5452 ALBRIGHT St. Oceanside 92057
31	RAMON CAMACHO	Ramon Camacho	5452 ALBRIGHT ST. Oceanside 92057
32	BRETT PALMISANO	Brett Palmisano	5452 ALBRIGHT ST Oside Ca 92057
33	Michael Carichson		1516 Glacier Rd Oceanside 92057
34	Nancy Jackson	Nancy Jackson	1516 Glacier Rd Oceanside 92057

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PRINT NAME

SIGNATURE

ADDRESS (WITHIN NOTIFICATION AREA)

✓ 35	Heather Morris	Heather Morris	5431 Stinson Way, Oceanside CA 92057
✓ 36	Wendy Hambly	Wendy Hambly	5405 Old Ranch Rd, Oceanside CA 92057
37	Tawny Oland	Tawny Oland	5430 Albright St., Oceanside CA 92057
✓ 38	Diane M. Rielly	Diane M. Rielly	5497 Albright Oceanside 92057
39	TIMOTHY RIELLY	Timothy Rielly	5497 ALBRIGHT ST, OCEANSIDE 92057
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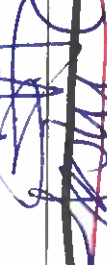
GUAJOME LAKE HOMES PROJECT—APPLICANT RINCON CAPITOL GROUP, LLC

TENTATIVE MAP (T22-000004); DEVELOPMENT PLAN (D22-000009), AND DENSITY BONUS (DB22-000005)

PRINT NAME

SIGNATURE

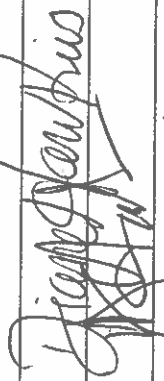
ADDRESS (WITHIN NOTIFICATION AREA)

52	David Harrison		1508 Glacier RD
53	Simon Harrison		1508 Glacier RD
54	Leslie Cochran		2478 MAGELLAN RD, VISTA
55	Margaret S. Ogjela		2837 Guajome Lake Road, Oceanside
56	Diana Probst		137 Harrison Street Oceanside
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Resolutions 2025-P23
2025-P20

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TENTATIVE MAP (T22-00004); DEVELOPMENT PLAN (D22-00009), AND DENSITY BONUS (DB22-00005)

PRINT NAME	SIGNATURE	ADDRESS (WITHIN NOTIFICATION AREA)
1 Diane Hawkins		1544 Glacier Rd Oceanside 92056
2 Mike Hawkins		1544 Glacier Rd Oceanside 92056
3 Mona Dopp		1537 Glacier Rd, Oceanside, CA 92056
4 William Dopp		1537 Glacier Rd, Oceanside, CA 92056
5 Pei Nie		1718 Horseshoe Way Oceanside CA 92057
6 Julie Herd		1615 Seattle Slew way Oceanside CA 92057
7 Matthew Herd		1615 Seattle Slew way CA 92057
8 Paula Theobald		1797 Chydralak Ct, Oside, CA 92057
9 Steven Moehling		5420 Old Ranch Rd 92057
10 LESLIE GRIFFIN		5420 Old Ranch Rd 92057
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