

APPENDIX W0
Volume I
Recirculated Public Review
Comment Letters

Prepared by:

DUDEK

605 Third Street
Encinitas, California 92024
Contact: Brian Grover

NOVEMBER 2019

**APPENDIX W0 (VOLUME I)
COMMENT LETTERS**

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APPENDIX W0 (VOLUME I) COMMENT LETTERS

A1. CALTRANS

Comment Letter A1

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

Gavin Newsom, Governor

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
PHONE (619) 688-3137
FAX (619) 688-4299
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life.

September 25, 2019

11-SD-76
PM 6.21

North River Farms
Recirculated DIER/SCH#2017111069

Mr. Rob Dmohowski
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

Dear Mr. Dmohowski:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Recirculated Draft Environmental Impact Report (DEIR) for the North River Farms project located near State Route 76 (SR-76). The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

A1-1

Caltrans has the following comments:

Traffic Impact Study

For "Policy EDE-3a-4" as identified in Table 1 of the *City of Oceanside Economic Development Element Consistency Evaluation*, please change the following statement:

"contribute \$400,000 to Caltrans for traffic signal optimization for the eight intersections on Freeway 76"

to "contribute \$400,000 to Caltrans for Adaptive Traffic Signal Controls for the eight intersections on State Route 76".

A1-2

Traffic signal optimization or signal timing is performed on a continual basis by the Caltrans Signal Operations Branch, therefore signal timing is not considered a mitigation measure.

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability."*

APPENDIX W0 (Continued)

Mr. Dmohowski
September 25, 2019
Page 2

Adaptive Traffic Signal Controls will need to be reviewed and approved by Caltrans.

↑ A1-2
Cont.

Mitigation

Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.

↑ A1-3

Caltrans recommends consideration of funds towards future improvements associated with SR-76 corridor. Since the North River Farms Project's impacts are considered significant, feasible mitigation measures to State facilities should be identified in the TIS. Recommended feasible mitigation measures include \$400,000 contribution towards Adaptive Traffic Signal Controls on SR-76. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. Mitigation improvements should be compatible with Caltrans concepts.

Mitigation measures for proposed intersection modifications are subject to the Caltrans Intersection Control Evaluation (ICE) policy (Traffic Operation Policy Directive 13-02). Alternative intersection design(s) will need to be considered in accordance with the ICE policy. Please refer to the policy for more information and requirements (<http://www.dot.ca.gov/trafficops/ice.html>).

↑ A1-4

Mitigation conditioned as part of a local agency's development approval for improvements to State facilities can be implemented either through a Cooperative Agreement between Caltrans and the lead agency, or by the project proponent entering into an agreement directly with Caltrans for the mitigation. When that occurs, Caltrans will negotiate and execute a Traffic Mitigation Agreement.

↑ A1-5

Right-of-Way

Any work performed within Caltrans' Right-of-Way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part

↓ A1-6

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

APPENDIX W0 (Continued)

Mr. Dmohowski
September 25, 2019
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of the encroachment permit process, the applicant must provide an approved final environmental document including the California Environmental Quality Act (CEQA) determination addressing any environmental impacts within the Caltrans' R/W, and any corresponding technical studies.

If you have any questions, please contact Kimberly Dodson, of the Caltrans Development Review Branch, at (619) 688-2510 or by e-mail sent to Kimberly.dodson@dot.ca.gov.

Sincerely,



MAURICE EATON, Branch Chief
Local Development and Intergovernmental Review

↑
A1-6
Cont.

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I1. EARL

Comment Letter I1

From: Alexander Earl <alexearl@icloud.com>
Date: August 21, 2019 at 10:46:36 AM PDT
To: council@oceansideca.org
Subject: North River Farms

Warning: External Source

As a proud resident of Oceanside for over 30 years, I'm demanding a General Plan update before any City Council vote on the North River Farms project.

Alexander Earl
220 Richard Ct
Oceanside, CA 92056

I1-1

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I2. NAMAULEG

Comment Letter I2

From: Bernadette Namauleg <namauleg@gmail.com>
Sent: Wednesday, August 14, 2019 12:39 PM
To: Robert Dmohowski
Subject: North River Farms VOTE NO

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Once again.

The new changes include: downsize number of housing units by 71; dedicated land for future fire station; added a dog park and bike trail; upgrade size of proposed sewer line; and will donate \$500,000 to Melba Bishop Recreation Center.

Sounds like they are attempting to buy a favorite vote by throwing money at the City.

Still not addressing increase traffic, lack of infrastructure to support their proposed residence, access to community shopping, no public transportation, or the lack of dedicated police support to the area.

This an area prone to flooding and potential wild fires. If we are having to pay higher home insurance rates because of the Lilac fire (Fallbrook and Bonsai area) what will protect us both from a wild fire or higher insurance generated in that area. Lost of Agriculture Land with a much lower fire impact is scary.

Vote NO.

I2-1

I2-2

I2-3

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

13. CEFOLA

Comment Letter 13

From: Elaine Cefola <ecefola7@att.net>
Sent: Tuesday, August 20, 2019 2:34 AM
To: City Council
Cc: Kyle Krahe; Jeff Hunt; Robert Dmohowski; Zeb Navarro
Subject: 8.20 Fire, smoke history affecting Osidge residents

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

That Hello Council members,

I am concerned about the many stories I have learned of our homeowners who have been targeted by their house insurance carriers, including myself of disturbing raise in house insurance rates or no longer having house insurance policies due to cancellation.

This is now a big problem for folks living East of College Blvd. On Route 76.

The Lilac Fire occurred in December 2017.

It went as far West near North Santa Fe Avenue for evacuation orders. I live off Wendela St., on Saran Court and also had to leave.

I am a regular "news" reporter on social media and on Next Door. People have been telling me of exorbitant increases in their homeowners insurance policies and of cancellations of their policies. They live in Jeffries Ranch, the Berries and Morro Hills. My policy was reissued but at a much higher rate. I'm 1 mile south of the 76.

I have read in the papers and online of the insurance carriers slowly retreating from insuring homes in southern California due to the many fires and continuation of them each year that will get worse.

Especially frightful is the fact that you, as Council, are spending an excess amount of time courting Integral for this grandiose Scheme of building on farmland that even 1 house is 1 too many!

Get with it! Like it or not, this is the 21st century. The world has changed. We have a climate crisis, live in a desert, fire prone area that insurers are running away from now.

We get at most 12 inches of annual rainfall, have the guaranteed Santa Ana winds that take flying embers anywhere. Scientists say we have 11.5 years left of life as we know it now. I read that 17 countries are now using up their water reserves.

We have a governor and a Board of Supervisors mandating we build congestion housing. This is simply insane and unwise. What will we do with less water and diminishing farmlands? Also see American Farmland Trust website.

Take care of folks now living here. Put a moratorium on building, send Integral packing. And think of establishing with the County an Agricultural Land Trust instead. See calandtrusts.org for a list of counties and areas that belong to this organization. Even Fallbrook belongs to it!

13-1
13-2
13-3
13-4

APPENDIX W0 (Continued)

Do your homework, establish a Task Force to do some research and report back to the public.

Use your heads and intelligence to move cautiously in this new era of electric vehicles, rising Ocean waters, soil erosion by our beaches and cliffs. It was 94 degrees in the Arctic Circle in Iceland. Yesterday they saw one of their glaciers disappear. It was on the news.

Del Mar, by the train tracks, is the next area of instability.

Please stop and proceed to finally realizing that Oceanside will lose a lot if So. Morro Hills gets developed and then where will the house insurance come from?

Get the Task Force started now. Make it a crime if anyone takes financial consideration for any election expenses, including printing of flyers to homes and postage, from builders.

Thank you,

Elaine Cefola MA Ed
1528 Saran Ct.
92056
Oceanside homeowner and Voter

[Sent from Yahoo Mail on Android](#)

↑13-4
↓Cont.

13-5

APPENDIX W0 (Continued)

1

*** Put info on table for viewers and TV***

Hello Council members,

I am a homeowner from Saran Ct for 8 years and a regular poster on Oceanside Votes and Next Door. I am a former college teacher in the city of Orange.

I am concerned what I learned from homeowners who have been targeted by their house insurance carriers, including myself, of disturbing increases in house insurance rates or having these policies canceled due to the December 2017 proximity of fires in our area.

This is now a big problem for folks living East of College Blvd near Route 76.

The Lilac Fire occurred in December 2017. It went as far West near North Santa Fe Avenue for evacuation orders. I also had to leave.

People have been writing online to me about exorbitant increases in their homeowners insurance policies and of cancellations of these policies.

They live in Jeffries Ranch, the Berries, Guajome Lakes & Morro Hills. My policy was reissued but at a much higher rate.

****Proximity to these fires is the cause of the increases.** It will only get worse every year.

Especially frightful is the fact that you, as Council, are spending an excess amount of time courting Integral for this grandiose scheme of building on farmland that even 1 house is 1 too many!

This development on farm land will only add to the chaos & pollution that will occur **WHEN** fires break out nearby.

The world has changed. We live in a desert, fire prone area that insurers are running away from now. It is fact.

We get at most 12 inches of annual rainfall, have the guaranteed, annual Santa Ana winds that take flying embers everywhere.

Scientists say we have 11.5 years left of life as we know it now.

I read that 17 countries are now using their water reserves. Look how little rain we get!

13-6

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I4. DUBOIS

Comment Letter I4

From: stevedubois1@aol.com
Sent: Saturday, August 17, 2019 8:26 AM
To: Robert Dmohowski
Cc: crodriguez.oceanside.ca.us@aol.com; Christopher Rodriguez
Subject: North River Farms - Vote No

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Robert:

In review of the NRF latest proposal, i have the following comments:

Project Description

3.3.1 - Bree Property has already been approved for development of 27 homes on 37.5 acres. Does the inclusion of the Bree property negate this approval and revert it back to the 2.5 acre agriculture zoning or does NRF have the right to build the 27 homes or more at a later time?
Seems to me the additional 37.5 acres only serves to dilute the density numbers.

I4-1

3.3.2 - Very vague and with the Flexibility addition gives NRF the right to do what?

I4-2

3.3 - Boutique Hotel as described in the proposal can be either Cottages or something else not defined. who will manage the operation.

Retail Shops have not worked at the transit center at North River road and Vandergrift so why will the work here?

Restraints are vague at best with no true plan.

Educational Center for vague classes in farming etc.. Who runs this and at who' expense?

Nothing about more Schools only donation of funds to do something the the local elementary school that is already over clouded.

Flexible Community use. i have no idea what this means???

I4-3

3.3.5 - Road improvements. sounds like more of this is re-striping and elimination turn lanes on collage. Where is the beef?

Douglas/Mission/El Camino Real...what does this have to do with the NRF project?

I4-4

3.3.7 - Money proposed to be given to Oceanside 1.5 Million sounds to me to be trying to buy the city council votes.

I4-5

The news reports that new home prices are declining. does this change the timetable for the proposal?

Regards.

Steve
Concerned District 2 resident

Vote No on the NRF project

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I5. HILL

Comment Letter I5

From: Kay and Joe <wethehills@cox.net>
Date: August 20, 2019 at 12:32:56 PM PDT
To: <Council@oceansideca.org>
Subject: North River Farms-IN CASE YOU MISSED IT

Warning: External Source

Honorable Mayor and City Council Members

A. The updated re-circulated NRF-EIR Fire Station states: **Prior to the last certificate of occupancy NRF will provide a location** of 1 acre for a permanent fire station within the Village Core.

1. **Note, the last certificate of occupancy for 585 homes could actually be in 2025 or never.** As an example: Villa Storia (328 Homes) still has not sold out yet. And with the slowdowns in the housing market, no guarantee.

Unanswered Questions:

2. It does not say who will build the Fire Station and pay for it.
3. They will contribute to a fire vehicle smaller than the city currently uses. Why?
4. How much is the contribution of funds to pay the two fire personnel?
5. What happens if a major fire occurs before that?

Bottom line is still: 585 homes in this area is so wrong. How do you get the all those residents and businesses evacuated out of the area in a fire emergency. The proposed road improvements do not address that, nor does a Fire Station to be built someday in the future.

B. And, the same updated re-circulated NRF-EIR states the money for the Melba Bishop Recreation Center doesn't come to the city until the 300th house is occupied. No one should hold their breath. Thank You for your understanding and time.

Joe Hill
2855 Rutgers Pl
Oceanside Ca

I5-1
I5-2
I5-3

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

16. OBRITE

Comment Letter I6

From: Yvonne Obrite <yvonneobrite@gmail.com>
Date: September 5, 2019 at 9:38:00 AMPDT
To: Council@oceasideca.org
Subject: North River Farms

Warning: External Source

This project has been revamped for the FOURTH time, yet issues most concerning to the community are not addressed. Water resources, infrastructure impacts, flood plain issues, fire evacuation and significant traffic impacts remain. While the developer continues to dangle carrots in their current draft EIR, like a dog park, they STILL DON'T ADDRESS THE IMPORTANT CONCERNS.

I6-1

In truth, this push by the developer is not about the North River Farms Community. **THE REAL GOAL OF THE DEVELOPERS IS THE ZONING CHANGE OF MORROW HILLS.** If they get the zoning change developers will march high density housing all the way to Bonsall, further endangering residents of the area.

I6-2

We appreciate the the City Planning Staff, as well as the Planning Commission, have turned this project down three times in the past. It is my expectation they will do so again. Save Morrow Hills, our LAST OPEN AREA in Oceanside! They have the planning expertise to recognize what is best for our city. It is my hope the City Council WILL NOT vote to approve the North River Farms project, or the zoning change in Morrow Hills.

I6-3

Yvonne Obrite
5337 Huron Ct.
Oceanside, CA92056

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

17. WILLIAMS

Comment Letter I7

From: Terry Williams <terryjvw23@gmail.com>
Date: September 7, 2019 at 3:35:48 PMPDT
To: council@oceasideca.org
Subject: North River Farms Project

Warning: External Source

Dear Council Members,

It will soon be time for you to vote on whether or not to approve the North River Farms Project. My family and neighbors ask you to use the common sense given you to VOTE NO on this issue.

My name is Terry Williams. My wife Kim and I have been residents of the Jeffries Ranch community of Oceanside for the past six years. Prior thereto we were residents of Lake Forest in Orange County, California. As we approached retirement, we decided we wanted to do so in a less busy and congested part of the state. We had always enjoyed vacationing in Oceanside so we decided to start following the city's political philosophy. As time passed we liked the common sense approach the city council took on most matters and began our search for our forever home. Three years later we bought our home in peaceful Jeffries Ranch. There is only one way in and one way out of our little community which keeps the volume of traffic very low. This has a very positive effect on our crime rate. The residents come from all age groups from retirees to working families with children most of whom attend one of the two schools located nearby. They are Mission Meadows Elementary and Mission Vista High School. These two schools generate a significant amount of foot and vehicle traffic weekday mornings and afternoons.

That said, it is widely believed by those that live here in Jeffries Ranch that if The North River Farms project is allowed to proceed, it will definitely upset the delicate and harmonious balance of our serenity. Further it will take away from the semi rural feeling that our residents cherish and is becoming almost impossible to find in Southern California.

17-1

APPENDIX W0 (Continued)

We believe a "Yes" vote on this project will yield nothing in the way of positives for all Oceanside residents and taxpayers. Instead it will most likely cause the following;

1. Lawsuits against the City of Oceanside and certain council members which the citizens of Oceanside will have to pay for
2. Conflict of interest claims against specific council members
3. Add to the already existing traffic congestion especially in regard to SR 76, SR 78 and East Vista Way
4. Increase the strain on all public utilities, emergency services and infrastructure
5. Create an emergency evacuation nightmare for thousands of residents
6. Increase emergency response times to the surrounding areas
7. Increase the class sizes of Mission Meadows and Mission Vista Schools
8. Add to the homes to jobs imbalance ratio
9. Reduce the amount of agriculture jobs in Eastern Oceanside
10. Reduce the amount of fresh produce delivered to local stores

As council members for the City of Oceanside, CA. you are duty bound to do what is best for the general populace. For myself, my wife and many residents of this community, we strongly urge you to VOTE NO ON THE NORTH RIVER FARMS PROJECT.

Last as a gentle reminder, WE VOTE !!

Thank You for Your Attention,

17-2

17-3

17-4

17-5

17-6

17-7

18. GAMBLE

Comment Letter I8

From: Megan Gamble <docmegan2@gmail.com>
Date: August 30, 2019 at 5:43:07 PM PDT
To: council@oceansideca.org
Subject: North River Farms Project - a big NO!

Warning: External Source

Dear Sirs, Madams -

How , oh HOW many times are councils such as yours going to be "duped" into these horrific projects, all for the sake of \$\$?
Farmlands, open spaces, locally grown food, clean air, sustainable living, agricultural jobs and way of life can NEVER be replaced once they are taken. What you will have instead is gridlock, CO2 emissions, expensive ugly housing and LOSS of all that we hold dear here in this little pocket of North County SD.
This is the choice in front of you!! Please take the path that ensures a better quality of life for generations to come.. your grandchildren will be forever grateful!!!

I8-1

--

Megan Gamble

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

19. KELLY

Comment Letter 19

From: Cristen Kelly <cakelly33@gmail.com>
Sent: Tuesday, September 3, 2019 9:12 AM
To: Robert Dmohowski
Subject: Re: Notice of Availability - Recirculation of FEIR - North River Farms Project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Dear Rob,

I'm submitting my comments on the revised EIR for the North River Farms project.

1. Fire Station:

- The fire station won't be built until the last certificate of occupancy is sold; given how long it is taking other newer developments (Mission Lane, Pacific Ridge to name 2 specific developments) to be finished and completely sold we could be looking at 5+ years before that area even has a fire station being built.

- Integral only providing the funds for two staff; that isn't a fully functioning house. You need 3 just for the engine alone. Will there be additional personnel? Who will pay for the salaries?

- Integral is only providing funds for an engine, who is funding the ambulance? Will there be an ambulance or will those folks have to wait for a different station to respond for medical emergencies?

2. 585 dwelling units is 585 too many. These won't be affordable housing. We don't need these homes when there are unsold units in multiple new developments across the city and additional new developments slated to be built.

3. When other people with existing homes are already either being dropped completely from their fire insurance and/or having to get policies that extremely expensive how are these new 585 dwelling units going to get fire insurance?

4. How did councilman Rodriguez (he published a Facebook sponsored ad about them) know about all these "perks" that Integral had added to their plan before the new EIR was released?

5. Who is going to hold Integral accountable to actually build these "perks" such as the dog park, mountain bike trail?

6. Why does the city council continue to allow this developer to waste city resources by submitting repeated "FINAL" EIR's when the staff planners and planning commission and rejected this project 3 times already?

Thank you,
Cristen

--
Cristen Kelly
Cell: (760) 525-2224

On Mon, Aug 12, 2019 at 10:35 AM Robert Dmohowski <RDmohowski@oceansideca.org> wrote:

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I10. MELLANO

Comment Letter I10

From: mariamellano@comcast.net <mariamellano@comcast.net>
Sent: Tuesday, September 10, 2019 1:30 PM
To: 'council@oceansideca.org' <council@oceansideca.org>
Subject: re: letter regarding North River Farm

To whom it may concern,

I grew up at 462 Wilshire Road. Though I have lived in New England for nearly 2 decades, in the Boston area, I come to Oceanside frequently, am essentially bi-coastal, and am a business and land owner in Oceanside, feeling a strong vested interest.

I have given this tremendous thought and research relative to the issue of the NRF proposed development by Integral. I do **not** support this development.

The thoughtful and skilled staff have recommended not approving this development 3 times. I'm certain and trust they took this position for valid reasons.

It would be in the best interest of the council for trust building with the community and for what's best for Oceanside to honor the reasons they have said no to this development.

It is in the best interest of Oceanside to update the general plan first, before approving this or any development. Why on earth would the council not want to update the General Plan first? That's putting the cart before the horse, is it not?

Also, while Smart Growth may have its drawbacks, it makes much more sense to align growth goals for development in Oceanside with principles that are focused on the types of principles smart growth focuses on... and not do more of the same sprawl type developments that benefit a few and destroy beautiful land that would also wound the greater vision that so many in the area have for AgriVision.

I say NO to this development. YES to a general plan update first. And YES to AgriVision.

And, I have outlined below the 10 principles of Smart Growth and compared them to Integral's proposed project:

10 Smart Growth Principles: per www.smartgrowthamerica.org AND how NRF compares

#1. Mix Land Uses

I10-1

I10-2

I10-3

North River Farm: Smart growth calls for a mix of uses that allow residents to work and shop close to home. NRF is a housing project that would not be near employment opportunities or include shopping opportunities for day to day necessities and provides little opportunity for residents to find jobs in or near the project.

#2. Take Advantage of Compact Building Design

North River Farm: Smart growth calls for compact design to minimize land consumption and preserve open space. The NRF project design includes only traditional single-family lots. NRF is a low-density sprawl development that inefficiently uses valuable agricultural land.

#3. Create a Range of Housing Opportunities and Choices

North River Farm: The NRF proposed plan does provide a range of housing options including single-family detached, attached units, and potential stacked flats in the Village Core. However, it creates only homes that are suburban in character in an area that would require an automobile.

#4. Create Walkable Neighborhoods

North River Farm: The proposed project would provide walkable neighborhoods, complete streets with pedestrian friendly sidewalks, trails, bike paths, and parks within the development. However, residents would still be dependent on the automobile outside of the community. And, there would be limited amenities in NRF that would encourage residents to walk and would require automobile to travel outside the community for amenities.

#5. Foster Distinctive, Attractive Communities with a Strong Sense of Place

North River Farm: The proposed plan and associated land use plan would establish design guidelines (housing product, streetscapes, etc) that would create a distinctive community. However, the NRF is a project that would isolate residents in an area surrounded by farmland and residents would be dependent on automobile outside of the community.

#6. Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas

North River Farm: The proposed project would convert farmland with a sprawl housing development, reducing this valuable resource.

#7. Strengthen and Direct Development Towards Existing Communities

North River Farm: This proposed project is considered greenfield development in a semi-rural area not currently designated for residential development. It would be isolated from existing communities. It is premature of an updated general plan for the area, inefficiently located requiring residents to travel by automobile outside the project for amenities and work.

#8. Provide a Variety of Transportation Choices

North River Farm: NRF proposed project is .5 to 1 mile away from the NCTD bus station with no plans for NCTD to extend service to the project. NRF would make residents dependent on automobiles.

#9. Make Development Decisions Predictable, Fair and Cost Effective

North River Farm: Applicant proposal would fund installation of and utilize existing infrastructure. However, without a specific plan for the South Morro Hills area, a development of this type is considered premature without a comprehensive plan for the area. It is unknown how this project would ultimately fit in with a South Morro Hills specific plan as well as the AgriVision efforts. The development would cost the City of Oceanside's residents millions of dollars in added infrastructure and services in the future.

#10. Encourage Community and Stakeholder Collaboration in Development Decisions

North River Farm: The project is independent and in advance of long-range planning efforts to establish a comprehensive South Morro Hills specific plan.



I10-3
Cont.

APPENDIX W0 (Continued)

I11. HILL

Comment Letter I11

From: Kay and Joe <wethehills@cox.net>
Date: September 10, 2019 at 10:27:16 AM PDT
To: <Council@oceansideca.org>
Subject: S. MORRO HILLS COMMENT ON NRF VERSUS SMART GROWTH AMERICA PRINCIPALS

Warning: External Source

Honorable Mayor and City Council Members.

I know you get a lot of emails to read. This is a FB comment from a S. Morro Hills Farming Family member and is really spot on how someone who would be truly touched feels about NRF.

Thought it was important . Note the last name of the resident.

[Maria Mellano](#)

10 Smart Growth Principles: per www.smartgrowthamerica.org AND how NRF compares

#1. Mix Land Uses:

North River Farm: Smart growth calls for a mix of uses that allow residents to work and shop close to home. NRF is a housing project that would not be near employment opportunities or include shopping opportunities for day to day necessities and provides little opportunity for residents to find jobs in or near the project.

#2. Take Advantage of Compact Building Design:

North River Farm: Smart growth calls for compact design to minimize land consumption and preserve open space. The NRF project design includes only traditional single-family lots. NRF is a low-density sprawl development that inefficiently uses valuable agricultural land.

#3. Create a Range of Housing Opportunities and Choices:

North River Farm: The NRF proposed plan does provide a range of housing options including single-family detached, attached units, and potential stacked flats in the Village Core. However,

I11-1

I11-2

APPENDIX W0 (Continued)

it creates only homes that are suburban in character in an area that would require an automobile.

#4. Create Walkable Neighborhoods:

North River Farm: The proposed project would provide walkable neighborhoods, complete streets with pedestrian friendly sidewalks, trails, bike paths, and parks within the development. However, residents would still be dependent on the automobile outside of the community. And, there would be limited amenities in NRF that would encourage residents to walk and would require automobile to travel outside the community for amenities.

#5. Foster Distinctive, Attractive Communities with a Strong Sense of Place:

North River Farm: The proposed plan and associated land use plan would establish design guidelines (housing product, streetscapes, etc) that would create a distinctive community. However, the NRF is a project that would isolate residents in an area surrounded by farmland and residents would be dependent on automobile outside of the community.

#6. Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas:

North River Farm: The proposed project would convert farmland with a sprawl housing development, reducing this valuable resource.

#7. Strengthen and Direct Development Towards Existing Communities:

North River Farm: This proposed project is considered green field development in a semi-rural area not currently designated for residential development. It would be isolated from existing communities. It is premature of an updated general plan for the area, inefficiently located requiring residents to travel by automobile outside the project for amenities and work.

#8. Provide a Variety of Transportation Choices:

North River Farm: NRF proposed project is .5 to 1 mile away from the NCTD bus station with no plans for NCTD to extend service to the project. NRF would make residents dependent on automobiles.

#9. Make Development Decisions Predictable, Fair and Cost Effective:

North River Farm: Applicant proposal would fund installation of and utilize existing infrastructure. However, without a specific plan for the South Morro Hills area, a development of this type is considered premature without a comprehensive plan for the area. It is unknown how this project would ultimately fit in with a South Morro Hills specific plan as well as the AgriVision efforts. The development would cost the City of Oceanside's residents millions of dollars in added infrastructure and services in the future.

#10. Encourage Community and Stakeholder Collaboration in Development Decisions:

North River Farm: The project is independent and in advance of long-range planning efforts to establish a comprehensive South Morro Hills specific plan. NRF has ignored input from neighborhood and the concerns of those opposed to the proposed project and funded the No on Y 2018 campaign.

Smart Growth America

Smart growth is a way to build cities, towns, and neighborhoods that are economically prosperous, socially equitable, and environmentally sustainable.

Joe Hill
2855 Rutgers Pl
Oceanside, Ca

I11-2
Cont.

APPENDIX W0 (Continued)

I12. JOHN

Comment Letter I12

From: Jon <jonclar4251@yahoo.com>
Date: September 11, 2019 at 7:25:04 AM PDT
To: council@oceasideca.org
Subject: Regarding: North River Farms Environmental Impact Report #2017111069 and it's community effects.
Reply-To: Jon <jonclar4251@yahoo.com>

Warning: External Source

Whats in a name, well frankly, the name North River Farms says it all and we as citizens as I feel I speak for majority who fail to respond in time or are just for what ever reason not aware of the City of Oceanside boards intention to in essence give very precious valuable land that is as very much as needed or even more now than ever deserved and as necessary to "preserve" some fraction or bit of available "land still open" and maintain it so and to insure that "local farmland", which they don't make anymore is indeed preserved.

I and others of Oceanside, take some measure of pride in knowing and hoping the City council or board who we in trust, would do the same and protect what little available open space is yet still open as local farm land, for you see just as much as water is needed and to protect local resources such as water, which that too is not made in abundance anymore, real locally grown access to vegetables are best for the city Oceanside residents, people every where are having a hard time making ends meet let alone meeting the needs to want to even try to "affordably eat healthy" and thinking locally and acting globally should in measure principally be thought of as a good measure in the way of "doing the peoples business" and not the other way around and all ways it seems nowadays, caving in to big developers demands for meager rewards or so called gains to benefit local residents when in fact for the most part it is to the contrary.

Please act accordingly, be good stewards to the land and for us little people and hence forth as well Oceanside local farmland, not all of us which is most, have the money to fork over for everyday necessity's for as something as simple as say eating better for us health wise and North River Farms is a valuable asset which should not be traded for gain by big developers to make another quick buck but at what cost to us locals or for that matter everyone else in the nearby adjoining areas of Oceanside who also stand to greatly lose and modicum and I say even that lightly, affordable to local residents and consumers grown produce such as Kale and Swiss Chard instead of what other options? don't eat green vegetables, really? and keeping North River Farms may very well indeed make all the difference to many people and not least of all as well what it will mean to the local environment.

We need to all eat, but most of us little people, unlike those in high places, cannot afford to just simply pick and choose with such luxury as those who may be deciding the fate of North River Farms and once

I12-1
I12-2
I12-3

APPENDIX W0 (Continued)

it's gone you can't get it back and as usual it's we the people made to suffer for someone else's profit through dispatched political expedience.

↑ I12-3
↑ Cont.

I have a heart and I care what happens and you all on the city council of Oceanside should do the same.

Please give my heart felt thoughts real consideration, before you just summarily and presumably just hand it over to land developers for their gain and all our loss.
Thank You.

↑ I12-4

John.A.
Oceanside Resident

I13. MARSHALL

Comment Letter I13

From: Jane Marshall <jmarshall@bps.net>
Date: September 12, 2019 at 4:30:26 PM PDT
To: Council@oceansideca.org, Jonathan Borrego <JBorrego@oceansideca.org>, Jeff Hunt <JHunt@oceansideca.org>, Kyle Krahel <kkrahel@gmail.com>
Subject: Just Say No to NRF - EIR doesn't resolve Issues

Warning: External Source

Dear Council and Planning Commission Leads,

Please do not bend to this developer's pressure and please do what is right for Oceanside community. Integral's revised EIR does nothing substantial to mitigate the Staff, Commissioner's and voting Citizens concerns about this ill-fitting project in our "critically important farmland".

I13-1

- Integral's offering \$1.5 million and a dog park to sweeten there project won't save us when the next fire rages through the valley, and another 1500 cars are trying to evacuate.
- These benefits will not be due to Oceanside until the last home is sold - and that could be years out.
- Nor will this bribe help preserve an important segment of our city's industry - it will only create a domino effect negatively impact and pressuring all farms big and small.
- *Especially impacted will be Oceanside's budding cannabis farming, reducing revenues the city to the city. Do you think residents want cannabis smell next door?*

I13-2

Integral is a smart, savvy developer who should be encouraged to us with SMART housing development downtown, and along current transit corridors as planned. BUT we require a plan first, then the right developers that want to work with us and not change the zoning rule book.

I13-3

Please do the right thing for your city and voting citizens - vote NO on North River Farms Project (that has no farms by the way)

Sincerely,

Jane Marshall
Resident

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I14. REESE

Comment Letter I14

From: Mary Ellen Reese <pinkyreese@gmail.com>
Date: September 13, 2019 at 12:21:17 PM PDT
To: City Council <council@ci.oceanside.ca.us>
Subject: NRF

Warning: External Source

Please don't continue to drag this out. It's clearly a horrible idea to all, except those who plan to profit from it or who already have received funds from them.

I14-1

Fire--starting the process of eliminating our agricultural buffer zone between the wild fires and residences.

I14-2

Traffic--already insane on Hwy 76 making evacuation in the event of a fire like the Lilac improbable and commutes even worse. Extending Melrose a terrible idea also. Spend any funds fixing all the potholes in town!

I14-3

APPENDIX W0 (Continued)

I have no direct info about this, but I was told by a Jefferies Ranch resident that traffic was a problem getting around flooding was an issue in the past. Fires and floods?? Wonderful.

|
114-4
|

Most of all, the fact is that the SOAR election results were due to the \$1.2 million successfully buying a campaign that confused voters into voting the opposite from most of their intentions. Typical of CA proposition elections. My fellow voters are a constant source of disappointment!

|
114-5
|

Please don't contribute to that sense of civic hopelessness by continuing to encourage Integral. Put that dog down and out of our misery...finally and before the election next year!

|
114-6
|

Mary Ellen Reese

APPENDIX W0 (Continued)

I15. MARSHALL

Comment Letter I15

From: Jane Marshall <jmarshall@bps.net>
Sent: Monday, September 16, 2019 11:53 AM
To: City Council <Council@oceansideca.org>; Jeff Hunt <JHunt@oceansideca.org>; Jonathan Borrego <JBorrego@oceansideca.org>
Subject: Fwd: The obstacle is the solution with Oceanside Traffic / CA-76

Warning: External Source

Dear Council and Staff,

This proposal is interesting as the North River Farms development is coming up for review soon, and strikes at the heart of the matter. Integral developer will only add significant impact the congestion on 76, as well as supporting roads and arteries, bringing an estimated 1000+ additional cars to evacuate in a fire or other emergency!

I15-1

We need to update our General Plan and traffic circulation to accommodate much of the changes that have occurred BEFORE building more housing with inadequate egress! Oceanside's RHNA numbers were REDUCED in the recent draft report update. This give us time to do it right for once!

I15-2

Lets not put the cart before the horse! Lets use Oceanside as the example of SMART growth vs knee jerk approvals for developments that aren't helping us grow in a managed way that supports Oceanside and its citizens.

I15-3

Sincerely, Jane Marshall

----- Forwarded message -----
From: **Christopher Rodriguez** <christopher@maxmre.com>
Date: Mon, Sep 16, 2019 at 10:10 AM
Subject: The obstacle is the solution with Oceanside Traffic / CA-76
To: Jane Marshall <jmarshall@bps.net>

Hello Jane,

The City of Oceanside lists CA-76 as a 6-lane Highway on its circulation element and CALTRAN (California Transportation) has ZERO committed funds to complete. Meanwhile, Politicians in San Diego are raiding road funds meant to fix and improve major roads leaving Oceanside to fend for ourself.

I15-4

Traffic in Oceanside is only going to get worse as regional developments from ALL surrounding cities are underway. Some will say "Stop building in Oceanside until the roads are fixed and widened" This view is shortsighted and just not possible for 3 main reasons:

1. Literally tens of thousands of homes to Oceanside's Northeast, Southeast and Southwest are being built with ZERO input and control. These homes have commuters that will use Oceanside's streets and highways to get

APPENDIX W0 (Continued)

too and from work, home and leisure. Even if Oceanside was to just stop building starting today, the road and traffic impacts will still come 10 fold.

2. We have to build to meet state mandates under Regional Housing Needs Assessments set by the State due to significant housing shortages. If we don't, the State of California will take over processing development applications for Oceanside and local control will be hindered leaving unmitigated impacts and significant consequence.

3. The City of Oceanside does not have the money on its own to even come close to fixing and improving major road infrastructure like CA-76. Without leveraging potential developments we would lose out on millions of much needed infrastructure and public safety improvements.

I have developed a 4 step plan that will set Oceanside up for success to demand balanced development mitigation and to set Oceanside up for success with regional and local funding sources. Uncontrolled development and poor strategic foresight has brought us to this exact point and time. My plan will turn this giant obstacle into the solution Oceanside deserves.

Join Councilman Rodriguez and support his 4 step plan to fixing the CA-76 and mitigating for future traffic impacts before its too late. Visit www.FixThe76.com for more information.



Respectfully,

Christopher Rodriguez
Oceanside City Council District 2
Cell 760-213-6214
www.ChristopherRRodriguez.com
<https://www.facebook.com/Vote4crod>

DONATE TODAY ----> [CLICK HERE TO DONATE](#)

Paid for By Rodriguez for Oceanside City Council FPPC # 1405642

This message sent to jmarshall@bgs.net by christopher@maxum.com.

115-4
Cont.

APPENDIX W0 (Continued)

Christopher Rodriguez, Maximum Mortgage & Real Estate, Inc., 316 Mission Ave., Oceanside, CA 92054 Phone: 760-213-6214
Please click this link to unsubscribe from any further mailings: [Unsubscribe](#)

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I16. MILLER

Comment Letter I16

From: Julia Miller <julejean@yahoo.com>
Sent: Tuesday, September 17, 2019 3:44 PM
To: Robert Dmohowski
Cc: City Council; Planning Web; Planning-Planning Commission
Subject: NO to North River Farms Project!

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Mr. Dmohowski,

I am opposed to the North River Farms (NRFs) Project. This is an irresponsible high-density development plan on Oceanside's pristine farmland. NRFs project is too dense, the farm plots are too small to be successfully farmed, and the hotel and commercial space will not likely come to fruition.

I16-1

I currently live in the picturesque hills of Oceanside, in South Morro Hills. Our rural community is already seeing increased traffic and congestion. Building over 600 homes off of North River Road will be a disaster. Traffic and evacuation routes will be a serious safety issue. Presently commuting on North River Road in the morning to take my children to school is congested. Often it will take us 3-4 minutes to turn right onto North River Road from Sleeping Indian. The amount of cars on this road is already dangerous. Adding a community of 600 houses would make this road completely jammed and unsafe.

I16-2

- NRFs ignores the fact that Sleeping Indian Road and North River Road are dedicated disaster evacuation routes from Fallbrook and Bonsall by Cal Trans, Department of Transportation. These evacuation routes are already overburdened.
- NRFs will result in significant and unavoidable impacts to population, housing, transportation, and traffic.
- NRFs will result in future liability for the City for allowing the building of houses and other structures in a flood plain that has experienced flooding of the San Luis Rey River and serious damage to North River Road and facilities at Melba Bishop Park.
- NRFs is a sprawl project that will result in higher taxes for existing residents to finance services away from existing facilities and services.

I16-3

I16-4

I16-5

I16-6

APPENDIX W0 (Continued)

One of the biggest gems in Oceanside is our agricultural neighborhood. The residents cherish our crops, our space, and sense of community. Allowing NRFs to build is a detriment to our city.

I116-7

- NRFs will result in the permanent loss of prime agricultural land that generates jobs and local food.
- NRFs will negatively impact efforts to increase agritourism and its related jobs and income. NRFs should be denied until an updated SMHs Vision Plan is in place.
- NRFs is inconsistent with Smart Growth policies that conserve resources, increase a city's sustainability, and improve citizen's quality of life.

I116-8

I116-9

I116-10

Another block of houses will overcrowd this small space, diminish agritourism, and destroy valuable farmland forever. Please do not allow the North River Farms Project to continue.

I116-11

Sincerely,

Julia Heczko

6465 La Paloma Lane

Oceanside, CA 92057

APPENDIX W0 (Continued)

I17. CASSIDY

Comment Letter I17

From: "paul@paulcassidyinsurance.com" <paul@paulcassidyinsurance.com>
Date: September 18, 2019 at 1:58:44 PM PDT
To: "council@oceansideca.org" <council@oceansideca.org>
Subject: Against the Development of the North River Farms Development

Warning: External Source

I strongly oppose the development of the North River Farms and adjacent areas for additional housing.

I17-1

I live on the south side of the river and was evacuated during last year's Lilac Fire. I left before the mandatory evacuation and traffic was incredibly bad. Once it was mandatory, traffic was impossible.

I17-2

I can only imagine how impossible the traffic would be if an additional (10,000?) population had to flee the area on the small North River Road and nearby roadways.

I am a local business owner and want to see smart development of our city, but this plan is not a good answer to those growth opportunities.

I17-3

Paul Cassidy

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I18. MELAND

Comment Letter I18

From: britt meland <bemeland@hotmail.com>
Sent: Thursday, September 19, 2019 1:24 PM
To: City Council
Cc: Robert Dmohowski; Planning Web; Planning-Planning Commission; South Morro Hills Homeowners Association
Subject: North River Farms Project Public Comment

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Mayor and Council Members,

As a property owner in the South Morro Hills area, a 27-year resident of Oceanside, and retired veteran, I wish to voice my **opposition to the North River Farms project**. Not only is this an attack on the City's General Plan and Agritourism Strategic Plan, but it is nothing more than a sprawling housing development in an already overcrowded area.

I18-1

The South Morro Hills area of Oceanside is an agricultural community and natural resource that needs to be protected and preserved (*please refer to the City's Vision Statement*). Allowing developers to build unnecessary housing developments will only serve to undermine Oceanside's communities, charm, reputation, and future. We already have too much housing development in recent years at San Luis Rey, La Mision Village area, and now the old drive-in/flee market area. The current and recent housing developments have overloaded existing infrastructure. I invite you to take a drive down the 76 between 3 pm and 7pm during the weekdays to see some of this negative impact for yourself.

I18-2

The North River Farms project:

- is **inconsistent with smart growth policies** that conserve resources, increase a city's sustainability, and improve citizens' quality of life.
- will **negatively impact efforts to increase tax revenue** from agritourism and its related jobs.
- **ignores already overburdened dedicated disaster evacuation routes** from Fallbrook and Bonsal (Sleeping Indian Road and North River Road; per Cal Trans, Department of Transportation.)
- **conflicts with Oceanside's General Plan as well as Agritourism Strategic Plan** that promote community values, aesthetics, character, and safety.
- **will have irreversible, negative long-term and cumulative impacts** in South Morro Hills on our environment, our safety, and jobs related to agriculture and agritourism.

I18-3
I18-4
I18-5
I18-6
I18-7

It is an ill-conceived plan that will only result in:

- **significant and unavoidable negative impacts** to population, housing, transportation, and traffic.

I18-8

APPENDIX W0 (Continued)

- **further distortion of Oceanside's jobs/housing ratio**, which is already well below the San Diego County average. I118-9
- the **permanent loss of prime agricultural land** that generates jobs and local food. I118-10
- **future liability for the City** for allowing the building of houses and other structures in the San Luis Rey River flood plain that has experienced flooding and serious damage to North River Road and facilities at Melba Bishop Park. I118-11
- **hurt Oceanside's image** as a safe and well-balanced community. I118-12
- conflicts between farmers and residents because of inadequate buffers. I118-13

Furthermore, I would like to point out a couple of issues with the North River Farms Evacuation Plan (Appendix J2 of the project). First, it lists the Scripps Coastal Medical Center at 4318 Mission Avenue as the nearest medical facility. **This facility is not an Emergency Medical facility and does not even have an urgent care.** The closest Scripps Urgent Care facility is the Scripps Coastal Medical Center Vista on Cedar Road near the Tri-City hospital, and is 6.9 miles away, which takes a minimum of 30 minutes given the current congestion on College Boulevard (just another example of the city's jammed infrastructure). Also, the **Evacuation Plan fails to address the evacuation needs** of livestock, persons with disabilities, the elderly, other persons with access and functional needs, and persons without vehicles. These issues and inadequacies would over-burden first responders and emergency personnel. I118-14
I118-15

Too many issues with this project to be ignored. Represent your constituents. I118-16

Sincerely,
Britton Meland
APN 121-201-01 owner
169 Francesca Dr.; Oceanside 92057

I19. MARSHALL

Comment Letter I19

From: Jane Marshall <jmarshall@bps.net>
Sent: Thursday, September 19, 2019 7:24 AM
To: City Council
Subject: SB-330 Housing Act of 2019
Attachments: 2019 RHNA Draft.pdf; CA Law for Housing 2019.pdf

Warning: External Source

Dear Council,

1) With the upcoming 3rd review of the North River Farms/Integral development and rezoning of our farmland, and the often expressed concern for additional housing, I wanted to be sure you had the actual Housing Act SB-330 and its wording as related to developing farmland vs. utilizing infill that is ready and available for developers. This language is from the attached SB-330, page 3, Item 3c:

"(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas."

2) In addition, the preliminary RHNA numbers have been reduced 766 units for Oceanside, about the size of the North River Farms (that has no farms) development, thereby eliminating any urgent reason to allow rezoning of "State Significant" farmland for housing, that is not affordable for Oceanside:

DRAFT RHNA FOR OCEANSIDE				
Very Low	Low	Moderate	Above Moderate	TOTAL
1,268	718	883	2,575	5,444

The City's current RHNA consists of the following:

CURRENT RHNA FOR OCEANSIDE				
Very Low	Low	Moderate	Above Moderate	TOTAL
1,549	1,178	1,090	2,393	6,210

As can be seen from the two tables, the City's draft RHNA would be less than the City's current RHNA by approximately 700 total units including approximately 700 lower income units.

3) **THIS GIVES US TIME TO DO IT RIGHT!** Let's update the General Plan instead of another "spot rezoning" project that creates many significant negative impacts for your voting constituents while putting current and future citizens in the path of known safety problems. **PLEASE, DO THE RIGHT THING FOR OCEANSIDE!**

Sincerely,

Jane Marshall
 Resident

I19-1

I19-2

I19-3



City of Oceanside
Development Services Department

AGENDA NO. 6

Memorandum

Date: For August 26, 2019 Meeting
To: Planning Commission
From: Jeff Hunt, AICP, City Planner *JH*
Subject: Update of Regional Housing Needs Assessment (RHNA)

This memo provides a status update of the draft Regional Housing Needs Assessment (RHNA), commonly referred to as "REE-nah".

Background: Each regional government in California receives a RHNA approximately every 8 years, which consists of the projected housing needs for the entire region, over the 8 year period. Last year, the San Diego Association of Governments (SANDAG) received and approved a total RHNA of 171,685 housing units for the region. The prior total RHNA was 161,980 units. By law, SANDAG must distribute the total RHNA throughout the region.

State law requires the RHNA methodology be consistent with the following objectives:

1. Increasing the housing supply and the mix of housing in an equitable manner, which shall result in all jurisdictions receiving an allocation of units for lower income households.
2. Promoting infill development and socio-economic equity, the protection of environmental and agricultural resources, and the encouragement of efficient development patterns.
3. Promoting an improved intra-regional relationship between jobs and housing.
4. Allocating a lower proportion to an income category when a jurisdiction already has a disproportionate high share of households in that income category.

In July, the SANDAG Board released the draft RHNA methodology for public review, with the public review period ending on August 23rd. The draft methodology would distribute the RHNA to the 18 cities and county in the region. The methodology is based on the following factors that are applied to each city and the county; see attachment:

- 65% transit and 35% total jobs
- Transit is further broken down by 75% rail and rapid bus, and 25% major transit stops
- An "equity" factor is then applied to avoid an overconcentration of lower income housing.

Draft RHNA: Based on the above methodology, the City of Oceanside's share of the draft RHNA would consist of the following housing units, broken out by income levels:

119-4

APPENDIX W0 (Continued)

DRAFT RHNA FOR OCEANSIDE

Very Low	Low	Moderate	Above Moderate	TOTAL
1,268	718	883	2,575	5,444

The City's current RHNA consists of the following:

CURRENT RHNA FOR OCEANSIDE

Very Low	Low	Moderate	Above Moderate	TOTAL
1,549	1,178	1,090	2,393	6,210

As can be seen from the two tables, the City's draft RHNA would be less than the City's current RHNA by approximately 700 total units including approximately 700 lower income units.

The SANDAG Board is anticipated to hold a public hearing in September to review comments received and consider revising the draft RHNA. The Board is anticipated to approve the final RHNA in October 2019. This approval will trigger a State mandate for the City to update our Housing Element by April 2021.

Housing Element Update: The Housing Element update will have to demonstrate that the City has adequate zoning capacity to accommodate our share of the RHNA (i.e. 5,444 units including each income category). Additionally, the Housing Element will have to address other State requirements for housing elements, such as a housing needs assessment, an inventory of adequate sites, analysis of housing constraints, housing policies and programs, and quantified objectives.

The updated Housing Element will have to be consistent with the other elements of the City's General Plan, including the Land Use Element, Circulation Element and Energy and Climate Action Element. City staff will soon release an RFP for a consultant to assist in drafting a comprehensive update of the City's General Plan, including the Housing Element. Staff anticipates that the General Plan update will focus new growth along the existing major transit corridors (Coast Hwy, Mission Ave, Oceanside Blvd and Vista Way) including major transit sites, and also provide neighborhood protection policies for existing residential areas. This would be consistent with smart growth policies that: enhance commercial businesses by providing nearby customers, reduce transportation and greenhouse gases, and preserve agricultural lands.

The comprehensive General Plan update including the Housing Element will present many opportunities for public input, including from the Planning Commission. The updated Housing Element and all the updated elements, will require a Planning Commission recommendation to the Council.

Housing Element Legislation: Until recently, a city's housing element merely had to indicate that adequate zoning capacity existed to accommodate its RHNA. However, with the 2017 Housing Package of legislation, the State has been increasing the consequences of a city not actually producing housing units and also increasing the accountability of a city's sites inventory. For example, SB 35 provides for streamlined review of certain housing projects, if a city has not met its RHNA target. Oceanside is subject to SB 35 because the number of housing units produced has not met our current RHNA targets. Also, AB 1397 requires the sites inventory to have realistic and demonstrated potential for development, and consideration of a city's experience in redeveloping lands.

Draft RHNA Update, Page 2

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119-4
Cont.
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APPENDIX W0 (Continued)



SB-330 Housing Crisis Act of 2019. (2019-2020)

SECTION 1. *This act shall be known, and may be cited, as the Housing Crisis Act of 2019.*

SEC. 2. (a) *The Legislature finds and declares the following:*

- (1) *California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita.*
- (2) *Consequently, existing housing in this state, especially in its largest cities, has become very expensive. Seven of the 10 most expensive real estate markets in the United States are in California. In San Francisco, the median home price is \$1.6 million.*
- (3) *California is also experiencing rapid year-over-year rent growth with three cities in the state having had overall rent growth of 10 percent or more year-over-year, and of the 50 United States cities with the highest United States rents, 33 are cities in California.*
- (4) *California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next 7 years.*
- (5) *The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates.*
- (6) *The housing crisis harms families across California and has resulted in all of the following:*
 - (A) *Increased poverty and homelessness, especially first-time homelessness.*
 - (B) *Forced lower income residents into crowded and unsafe housing in urban areas.*
 - (C) *Forced families into lower cost new housing in greenfields at the urban-rural interface with longer commute times and a higher exposure to fire hazard.*
 - (D) *Forced public employees, health care providers, teachers, and others, including critical safety personnel, into more affordable housing farther from the communities they serve, which will exacerbate future disaster response challenges in high-cost, high-congestion areas and increase risk to life.*
 - (E) *Driven families out of the state or into communities away from good schools and services, making the ZIP Code where one grew up the largest determinate of later access to opportunities and social mobility, disrupting family life, and increasing health problems due to long commutes that may exceed three hours per day.*
- (7) *The housing crisis has been exacerbated by the additional loss of units due to wildfires in 2017 and 2018, which impacts all regions of the state. The Carr Fire in 2017 alone burned over 1,000 homes, and over 50,000 people have been displaced by the Camp Fire and the Woolsey Fire in 2018. This temporary and permanent displacement has placed additional demand on the housing market and has resulted in fewer housing units available for rent by low-income individuals.*
- (8) *Individuals who lose their housing due to fire or the sale of the property cannot find affordable homes or rental units and are pushed into cars and tents.*
- (9) *Costs for construction of new housing continue to increase. According to the Turner Center for Housing Innovation at the University of California, Berkeley, the cost of building a 100-unit affordable housing project in the state was almost \$425,000 per unit in 2016, up from \$265,000 per unit in 2000.*
- (10) *Lengthy permitting processes and approval times, fees and costs for parking, and other requirements further exacerbate cost of residential construction.*



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(11) The housing crisis is severely impacting the state's economy as follows:

(A) Employers face increasing difficulty in securing and retaining a workforce.

(B) Schools, universities, nonprofits, and governments have difficulty attracting and retaining teachers, students, and employees, and our schools and critical services are suffering.

(C) According to analysts at McKinsey and Company, the housing crisis is costing California \$140 billion a year in lost economic output.

(12) The housing crisis also harms the environment by doing both of the following:

(A) Increasing pressure to develop the state's farmlands, open space, and rural interface areas to build affordable housing, and increasing fire hazards that generate massive greenhouse gas emissions.

(B) Increasing greenhouse gas emissions from longer commutes to affordable homes far from growing job centers.

(13) Homes, lots, and structures near good jobs, schools, and transportation remain underutilized throughout the state and could be rapidly remodeled or developed to add affordable homes without subsidy where they are needed with state assistance.

(14) Reusing existing infrastructure and developed properties, and building more smaller homes with good access to schools, parks, and services, will provide the most immediate help with the lowest greenhouse gas footprint to state residents.

(b) In light of the foregoing, the Legislature hereby declares a statewide housing emergency, to be in effect until January 1, 2025.

(c) It is the intent of the Legislature, in enacting the Housing Crisis Act of 2019, to do both of the following:

(1) Suspend certain restrictions on the development of new housing during the period of the statewide emergency described in subdivisions (a) and (b).

(2) Work with local governments to expedite the permitting of housing in regions suffering the worst housing shortages and highest rates of displacement.

SEC. 3. Section 65589.5 of the Government Code is amended to read:

65589.5. (a) (1) The Legislature finds and declares all of the following:

(A) The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.

(B) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.

(C) Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(D) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects.

(2) In enacting the amendments made to this section by the act adding this paragraph, the Legislature further finds and declares the following:

(A) California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.

(B) While the causes of this crisis are multiple and complex, the absence of meaningful and effective policy reforms to significantly enhance the approval and supply of housing affordable to Californians of all income levels

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is a key factor.

(C) The crisis has grown so acute in California that supply, demand, and affordability fundamentals are characterized in the negative: underserved demands, constrained supply, and protracted unaffordability.

(D) According to reports and data, California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.

(E) California's overall homeownership rate is at its lowest level since the 1940s. The state ranks 49th out of the 50 states in homeownership rates as well as in the supply of housing per capita. Only one-half of California's households are able to afford the cost of housing in their local regions.

(F) Lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians.

(G) The majority of California renters, more than 3,000,000 households, pay more than 30 percent of their income toward rent and nearly one-third, more than 1,500,000 households, pay more than 50 percent of their income toward rent.

(H) When Californians have access to safe and affordable housing, they have more money for food and health care; they are less likely to become homeless and in need of government-subsidized services; their children do better in school; and businesses have an easier time recruiting and retaining employees.

(I) An additional consequence of the state's cumulative housing shortage is a significant increase in greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households. California's cumulative housing shortfall therefore has not only national but international environmental consequences.

(J) California's housing picture has reached a crisis of historic proportions despite the fact that, for decades, the Legislature has enacted numerous statutes intended to significantly increase the approval, development, and affordability of housing for all income levels, including this section.

(K) The Legislature's intent in enacting this section in 1982 and in expanding its provisions since then was to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters. That intent has not been fulfilled.

(L) It is the policy of the state that this section ~~should~~ be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

(3) It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph (2) of subdivision (d) and paragraph (1) of subdivision (j), arise infrequently.

(b) It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

(d) A local agency shall not disapprove a housing development project, including farmworker housing as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

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(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

(3) The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.

(4) The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) The housing development project or emergency shelter is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article. For purposes of this section, a change to the zoning ordinance or general plan land use designation subsequent to the date the application was deemed complete shall not constitute a valid basis to disapprove or condition approval of the housing development project or emergency shelter.

(A) This paragraph cannot be utilized to disapprove or conditionally approve a housing development project if the housing development project is proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element, and consistent with the density specified in the housing element, even though it is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation.

(B) If the local agency has failed to identify in the inventory of land in its housing element sites that can be developed for housing within the planning period and are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584, then this paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed for a site designated in any element of the general plan for residential uses or designated in any element of the general plan for commercial uses if residential uses are permitted or conditionally permitted within commercial designations. In any action in court, the burden of proof shall be on the local agency to show that its housing element does identify adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the local agency's share of the regional housing need for the very low, low-, and moderate-income categories.

(C) If the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter

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proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily residential uses. In any action in court, the burden of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the congestion management program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 or the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) (1) ~~Nothing in~~ Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from requiring the housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need pursuant to Section 65584. However, the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development.

(2) ~~Nothing in~~ Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from requiring an emergency shelter project to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with paragraph (4) of subdivision (a) of Section 65583 and appropriate to, and consistent with, meeting the jurisdiction's need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. However, the development standards, conditions, and policies shall be applied by the local agency to facilitate and accommodate the development of the emergency shelter project.

(3) ~~This section does not~~ Except as provided in subdivision (o), nothing in this section shall be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the housing development project or emergency shelter.

(4) For purposes of this section, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.

(g) This section shall be applicable to charter cities because the Legislature finds that the lack of housing, including emergency shelter, is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

(2) "Housing development project" means a use consisting of any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.

(C) Transitional housing or supportive housing.

(3) "Housing for very low, low-, or moderate-income households" means that either (A) at least 20 percent of the total units shall be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, or (B) 100 percent of the units shall be sold or rented to persons and families of moderate income as defined in Section 50093 of the Health and Safety Code, or persons and families of middle income, as defined in Section 65008 of this code. Housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the lower income eligibility limits are based. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the moderate-income eligibility limits are based.

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(4) "Area median income" means area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for very low or low-income households in accordance with the provisions of this subdivision for 30 years.

(5) *Notwithstanding any other law, until January 1, 2025, "deemed complete" means that the applicant has submitted a preliminary application pursuant to Section 65941.1.*

~~(6)~~ (6) "Disapprove the housing development project" includes any instance in which a local agency does either of the following:

(A) Votes on a proposed housing development project application and the application is disapproved, including any required land use approvals or entitlements necessary for the issuance of a building permit.

(B) Fails to comply with the time periods specified in subdivision (a) of Section 65950. An extension of time pursuant to Article 5 (commencing with Section 65950) shall be deemed to be an extension of time pursuant to this paragraph.

(7) "Lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing.

(8) *Until January 1, 2025, "objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.*

(9) *Notwithstanding any other law, until January 1, 2025, "determined to be complete" means that the applicant has submitted a complete application pursuant to Section 65943.*

(I) If any city, county, or city and county denies approval or imposes conditions, including design changes, lower density, or a reduction of the percentage of a lot that may be occupied by a building or structure under the applicable planning and zoning in force at the time the *housing development project's* application is deemed ~~complete pursuant to Section 65943,~~ complete, that have a substantial adverse effect on the viability or affordability of a housing development for very low, low-, or moderate-income households, and the denial of the development or the imposition of conditions on the development is the subject of a court action which challenges the denial or the imposition of conditions, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivision ~~(d)~~ (d), and that the findings are supported by a preponderance of the evidence in the ~~record. For purposes of this section, "lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing. record, and with the requirements of subdivision (o).~~ record, and with the requirements of subdivision (o).

(j) (1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the ~~housing development project's application is determined to be~~ application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(2) (A) If the local agency considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision as specified in this subdivision, it shall provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

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(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.

(B) If the local agency fails to provide the required documentation pursuant to subparagraph (A), the housing development project shall be deemed consistent, compliant, and in conformity with the applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

(3) For purposes of this section, the receipt of a density bonus pursuant to Section 65915 shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

~~(5) (k) For (1) (A) (i) purposes of this section, "lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing. The applicant, a person who would be eligible to apply for residency in the development or emergency shelter, or a housing organization may bring an action to enforce this section. If, in any action brought to enforce this section, a court finds that any of the following are met, the court shall issue an order pursuant to clause (ii):~~

~~(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section or without making findings supported by a preponderance of the evidence.~~

~~(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section or without making findings supported by a preponderance of the evidence.~~

~~(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (a), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.~~

~~(ib) This subclause shall become inoperative on January 1, 2025.~~

~~(k) (ii) (i) If (A) The applicant, a person who would be eligible to apply for residency in the development or emergency shelter, or a housing organization may bring an action to enforce this section. If, in any action brought to enforce this section, the court finds that either (i) the local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section or without making findings supported by a preponderance of the evidence, or (ii) the local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section or without making findings supported by a preponderance of the evidence, the one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, except under extraordinary~~

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circumstances in which the court finds that awarding fees would not further the purposes of this section. ~~For purposes of this section, "lower density" includes conditions that have the same effect or impact on the ability of the project to provide housing.~~

(B) (i) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within 60 days issued pursuant to subparagraph (A), the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Fund, if Senate Bill 2 of the 2017-18 Regular Session is enacted, or otherwise in the Housing Rehabilitation Loan Fund. The fine shall be in a minimum amount of ten thousand dollars (\$10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Fund, if Senate Bill 2 of the 2017-18 Regular Session is enacted, or otherwise in the Housing Rehabilitation Loan Fund, for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(ii) If any money derived from a fine imposed pursuant to this subparagraph is deposited in the Housing Rehabilitation Loan Fund, then, notwithstanding Section 50661 of the Health and Safety Code, that money shall be available only upon appropriation by the Legislature.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(l) If the court finds that the local agency (1) acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section and (2) failed to carry out the court's order or judgment within 60 days as described in subdivision (k), the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. For purposes of this section, "bad faith" includes, but is not limited to, an action that is frivolous or otherwise entirely without merit.

(m) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within

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such further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (a) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years following the date that the project received final approval. For purposes of this subparagraph, "final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(i) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(ii) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

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(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) This subdivision shall become inoperative on January 1, 2025.

➔ (p) This section shall be known, and may be cited, as the Housing Accountability Act.

SEC. 4. Section 65905.5 is added to the Government Code, to read:

65905.5. (a) Notwithstanding any other law, if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, after the application is deemed complete, a city, county, or city and county shall not conduct more than five hearings pursuant to Section 65905, or any other law, ordinance, or regulation requiring a public hearing in connection with the approval of that housing development project. If the city, county, or city and county continues a hearing subject to this section to another date, the continued hearing shall count as one of the five hearings allowed under this section. The city, county, or city and county shall consider and either approve or disapprove the application at any of the five hearings allowed under this section consistent with the applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

(b) For purposes of this section:

(1) "Deemed complete" means that the application has met all of the requirements specified in the relevant list compiled pursuant to Section 65940 that was available at the time when the application was submitted.

(2) "Hearing" includes any public hearing, workshop, or similar meeting conducted by the city or county with respect to the housing development project, whether by the legislative body of the city or county, the planning agency established pursuant to Section 65100, or any other agency, department, board, commission, or any other designated hearing officer or body of the city or county, or any committee or subcommittee thereof. "Hearing" does not include a hearing to review a legislative approval required for a proposed housing development project, including, but not limited to, a general plan amendment, a specific plan adoption or amendment, or a zoning amendment, or any hearing arising from a timely appeal of the approval or disapproval of a legislative approval.

(3) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(c) (1) For purposes of this section, a housing development project shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant, or in conformity.

(2) A proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria, but the zoning for the project site is inconsistent with the general plan. If the local agency complies with the written documentation requirements of paragraph (2) of subdivision (j) of Section 65589.5, the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning that is consistent with the general plan; however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

(d) Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code.

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(e) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 5. Section 65913.10 is added to the Government Code, to read:

65913.10. (a) For purposes of any state or local law, ordinance, or regulation that requires the city or county to determine whether the site of a proposed housing development project is a historic site, the city or county shall make that determination at the time the application for the housing development project is deemed complete. A determination as to whether a parcel of property is a historic site shall remain valid during the pendency of the housing development project for which the application was made unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

(b) For purposes of this section:

(1) "Deemed complete" means that the application has met all of the requirements specified in the relevant list compiled pursuant to Section 65940 that was available at the time when the application was submitted.

(2) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(c) (1) Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).

(d) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 6. Section 65940 of the Government Code is amended to read:

65940. (a) (1) Each ~~state agency and each local agency~~ public agency shall compile one or more lists that shall specify in detail the information that will be required from any applicant for a development project. Each ~~local~~ public agency shall revise the list of information required from an applicant to include a certification of compliance with Section 65962.5, and the statement of application required by Section 65943. Copies of the information, including the statement of application required by Section 65943, shall be made available to all applicants for development projects and to any person who requests the information.

(2) An affected city or affected county, as defined in Section 66300, shall include the information necessary to determine compliance with the requirements of subdivision (d) of Section 66300 in the list compiled pursuant to paragraph (1).

(b) ~~(1)~~ The list of information required from any applicant shall include, where applicable, identification of whether the proposed project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined in Section 65944.

~~(2) The information described in paragraph (1) shall be based on information provided by the Office of Planning and Research pursuant to paragraph (2) of subdivision (d) as of the date of the application. Cities, counties, and cities and counties shall comply with paragraph (1) within 30 days of receiving this notice from the office.~~

(c) (1) A ~~city, county, or city and county~~ public agency that is not beneath a low-level flight path or not within special use airspace and does not contain a military installation is not required to change its list of information required from applicants to comply with subdivision (b).

(2) A ~~city, county, or city and county~~ public agency that is entirely urbanized, as defined in subdivision (e) of Section 65944, with the exception of a jurisdiction that contains a military installation, is not required to change its list of information required from applicants to comply with subdivision (b).

(d) ~~(1) This subdivision (b) as it relates to the identification of special use airspace, low-level flight paths, military installations, and urbanized areas shall not be operative until the United States Department of Defense provides electronic maps of low-level flight paths, special use airspace, and military installations, at a scale and in an electronic format that is acceptable to the Office of Planning and Research.~~ section shall remain in effect only until January 1, 2025, and as of that date is repealed.

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~~(2) Within 30 days of a determination by the Office of Planning and Research that the information provided by the Department of Defense is sufficient and in an acceptable scale and format, the office shall notify cities, counties, and cities and counties of the availability of the information on the Internet.~~

SEC. 7. Section 65940 is added to the Government Code, to read:

65940. (a) Each public agency shall compile one or more lists that shall specify in detail the information that will be required from any applicant for a development project. Each public agency shall revise the list of information required from an applicant to include a certification of compliance with Section 65962.5, and the statement of application required by Section 65943. Copies of the information, including the statement of application required by Section 65943, shall be made available to all applicants for development projects and to any person who requests the information.

(b) The list of information required from any applicant shall include, where applicable, identification of whether the proposed project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined in Section 65944.

(c) (1) A public agency that is not beneath a low-level flight path or not within special use airspace and does not contain a military installation is not required to change its list of information required from applicants to comply with subdivision (b).

(2) A public agency that is entirely urbanized, as defined in subdivision (e) of Section 65944, with the exception of a jurisdiction that contains a military installation, is not required to change its list of information required from applicants to comply with subdivision (b).

(d) This section shall become operative on January 1, 2025.

SEC. 8. Section 65941.1 is added to the Government Code, to read:

65941.1. (a) An applicant for a housing development project, as defined in paragraph (2) of subdivision (h) of Section 65589.5, shall be deemed to have submitted a preliminary application upon providing all of the following information about the proposed project to the city, county, or city and county from which approval for the project is being sought and upon payment of the permit processing fee:

(1) The specific location, including parcel numbers, a legal description, and site address, if applicable.

(2) The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

(3) A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.

(4) The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

(5) The proposed number of parking spaces.

(6) Any proposed point sources of air or water pollutants.

(7) Any species of special concern known to occur on the property.

(8) Whether a portion of the property is located within any of the following:

(A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.

(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.

(D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.

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(E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

(F) A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.

(9) Any historic or cultural resources known to exist on the property.

(10) The number of proposed below market rate units and their affordability levels.

(11) The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.

(12) Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.

(13) The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

(14) For a housing development project proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

(A) Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

(B) Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

(C) A tsunami run-up zone.

(D) Use of the site for public access to or along the coast.

(15) The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.

(16) A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

(17) The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.

(b) (1) Each local agency shall compile a checklist and application form that applicants for housing development projects may use for the purpose of satisfying the requirements for submittal of a preliminary application.

(2) The Department of Housing and Community Development shall adopt a standardized form that applicants for housing development projects may use for the purpose of satisfying the requirements for submittal of a preliminary application if a local agency has not developed its own application form pursuant to paragraph (1). Adoption of the standardized form shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(3) A checklist or form shall not require or request any information beyond that expressly identified in subdivision (a).

(c) After submittal of all of the information required by subdivision (a), if the development proponent revises the project such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, the housing development project shall not be deemed to have submitted a preliminary application that satisfies this section until the development proponent resubmits the information required by subdivision (a) so that it reflects the revisions. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

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(d) (1) Within 180 calendar days after submitting a preliminary application with all of the information required by subdivision (a) to a city, county, or city and county, the development proponent shall submit an application for a development project that includes all of the information required to process the development application consistent with Sections 65940, 65941, and 65941.5.

(2) If the public agency determines that the application for the development project is not complete pursuant to Section 65943, the development proponent shall submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. If the development proponent does not submit this information within the 90-day period, then the preliminary application shall expire and have no further force or effect.

(3) This section shall not require an affirmative determination by a city, county, or city and county regarding the completeness of a preliminary application or a development application for purposes of compliance with this section.

(e) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 9. Section 65943 of the Government Code is amended to read:

65943. (a) Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant for the development project. If the application is determined to be incomplete, the lead agency shall provide the applicant with an exhaustive list of items that were not complete. That list shall be limited to those items actually required on the lead agency's submittal requirement checklist. In any subsequent review of the application determined to be incomplete, the local agency shall not request the applicant to provide any new information that was not stated in the initial list of items that were not complete. If the written determination is not made within 30 days after receipt of the application, and the application includes a statement that it is an application for a development permit, the application shall be deemed complete for purposes of this chapter. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which the public agency shall determine the completeness of the application. If the application is determined not to be complete, the agency's determination shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the public agency in response to the list and description.

(b) Not later than 30 calendar days after receipt of the submitted ~~materials~~ materials described in subdivision (a), the public agency shall determine in writing whether ~~they are~~ the application as supplemented or amended by the submitted materials is complete and shall immediately transmit that determination to the applicant. In making this determination, the public agency is limited to determining whether the application as supplemented or amended includes the information required by the list and a thorough description of the specific information needed to complete the application required by subdivision (a). If the written determination is not made within that 30-day period, the application together with the submitted materials shall be deemed complete for purposes of this chapter.

(c) If the application together with the submitted materials are determined not to be complete pursuant to subdivision (b), the public agency shall provide a process for the applicant to appeal that decision in writing to the governing body of the agency or, if there is no governing body, to the director of the agency, as provided by that agency. A city or county shall provide that the right of appeal is to the governing body or, at their option, the planning commission, or both.

There shall be a final written determination by the agency on the appeal not later than 60 calendar days after receipt of the applicant's written appeal. The fact that an appeal is permitted to both the planning commission and to the governing body does not extend the 60-day period. Notwithstanding a decision pursuant to subdivision (b) that the application and submitted materials are not complete, if the final written determination on the appeal is not made within that 60-day period, the application with the submitted materials shall be deemed complete for the purposes of this chapter.

(d) Nothing in this section precludes an applicant and a public agency from mutually agreeing to an extension of any time limit provided by this section.

(e) A public agency may charge applicants a fee not to exceed the amount reasonably necessary to provide the service required by this section. If a fee is charged pursuant to this section, the fee shall be collected as part of

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the application fee charged for the development permit:

(f) Each city and each county shall make copies of any list compiled pursuant to Section 65940 with respect to information required from an applicant for a housing development project, as that term is defined in paragraph (2) of subdivision (h) of Section 65589.5, available both (1) in writing to those persons to whom the agency is required to make information available under subdivision (a) of that section, and (2) publicly available on the internet website of the city or county.

(g) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 10. Section 65943 is added to the Government Code, to read:

65943. (a) Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant for the development project. If the written determination is not made within 30 days after receipt of the application, and the application includes a statement that it is an application for a development permit, the application shall be deemed complete for purposes of this chapter. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which the public agency shall determine the completeness of the application. If the application is determined not to be complete, the agency's determination shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the public agency in response to the list and description.

(b) Not later than 30 calendar days after receipt of the submitted materials, the public agency shall determine in writing whether they are complete and shall immediately transmit that determination to the applicant. If the written determination is not made within that 30-day period, the application together with the submitted materials shall be deemed complete for purposes of this chapter.

(c) If the application together with the submitted materials are determined not to be complete pursuant to subdivision (b), the public agency shall provide a process for the applicant to appeal that decision in writing to the governing body of the agency or, if there is no governing body, to the director of the agency, as provided by that agency. A city or county shall provide that the right of appeal is to the governing body or, at their option, the planning commission, or both.

There shall be a final written determination by the agency on the appeal not later than 60 calendar days after receipt of the applicant's written appeal. The fact that an appeal is permitted to both the planning commission and to the governing body does not extend the 60-day period. Notwithstanding a decision pursuant to subdivision (b) that the application and submitted materials are not complete, if the final written determination on the appeal is not made within that 60-day period, the application with the submitted materials shall be deemed complete for the purposes of this chapter.

(d) Nothing in this section precludes an applicant and a public agency from mutually agreeing to an extension of any time limit provided by this section.

(e) A public agency may charge applicants a fee not to exceed the amount reasonably necessary to provide the service required by this section. If a fee is charged pursuant to this section, the fee shall be collected as part of the application fee charged for the development permit.

(f) This section shall become operative on January 1, 2025.

SEC. 11. Section 65950 of the Government Code is amended to read:

65950. (a) A public agency that is the lead agency for a development project shall approve or disapprove the project within whichever of the following periods is applicable:

(1) One hundred eighty days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for the development project.

(2) ~~One hundred twenty~~ Ninety days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a development project defined in subdivision (c).

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(3) ~~Ninety Sixty~~ days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a development project defined in subdivision (c) and all of the following conditions are met:

(A) At least 49 percent of the units in the development project are affordable to very low or low-income households, as defined by Sections 50105 and 50079.5 of the Health and Safety Code, respectively. Rents for the lower income units shall be set at an affordable rent, as that term is defined in Section 50053 of the Health and Safety Code, for at least 30 years. Owner-occupied units shall be available at an affordable housing cost, as that term is defined in Section 50052.5 of the Health and Safety Code.

(B) Prior to the application being deemed complete for the development project pursuant to Article 3 (commencing with Section 65940), the lead agency received written notice from the project applicant that an application has been made or will be made for an allocation or commitment of financing, tax credits, bond authority, or other financial assistance from a public agency or federal agency, and the notice specifies the financial assistance that has been applied for or will be applied for and the deadline for application for that assistance, the requirement that one of the approvals of the development project by the lead agency is a prerequisite to the application for or approval of the application for financial assistance, and that the financial assistance is necessary for the project to be affordable as required pursuant to subparagraph (A).

(C) There is confirmation that the application has been made to the public agency or federal agency prior to certification of the environmental impact report.

(4) Sixty days from the date of adoption by the lead agency of the negative declaration, if a negative declaration is completed and adopted for the development project.

(5) Sixty days from the determination by the lead agency that the project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), if the project is exempt from that act.

(b) This section does not preclude a project applicant and a public agency from mutually agreeing in writing to an extension of any time limit provided by this section pursuant to Section 65957.

(c) For purposes of paragraphs (2) and (3) of subdivision (a) and Section 65952, "development project" means a ~~use consisting of either of the following:~~ housing development project, as that term is defined in paragraph (2) of subdivision (h) of Section 65589.5.

~~(1) Residential units only.~~

~~(2) Mixed-use developments consisting of residential and nonresidential uses in which the nonresidential uses are less than 50 percent of the total square footage of the development and are limited to neighborhood commercial uses and to the first floor of buildings that are two or more stories. As used in this paragraph, "neighborhood commercial" means small-scale general or specialty stores that furnish goods and services primarily to residents of the neighborhood.~~

(d) For purposes of this section, "lead agency" and "negative declaration" have the same meaning as defined in Sections 21067 and 21064 of the Public Resources Code, respectively.

(e) *This section shall remain in effect only until January 1, 2025, and as of that date is repealed.*

SEC. 12. Section 65950 is added to the Government Code, to read:

65950. (a) A public agency that is the lead agency for a development project shall approve or disapprove the project within whichever of the following periods is applicable:

(1) One hundred eighty days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for the development project.

(2) One hundred twenty days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a development project defined in subdivision (c).

(3) Ninety days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a

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development project defined in subdivision (c) and all of the following conditions are met:

(A) At least 49 percent of the units in the development project are affordable to very low or low-income households, as defined by Sections 50105 and 50079.5 of the Health and Safety Code, respectively. Rents for the lower income units shall be set at an affordable rent, as that term is defined in Section 50053 of the Health and Safety Code, for at least 30 years. Owner-occupied units shall be available at an affordable housing cost, as that term is defined in Section 50052.5 of the Health and Safety Code.

(B) Prior to the application being deemed complete for the development project pursuant to Article 3 (commencing with Section 65940), the lead agency received written notice from the project applicant that an application has been made or will be made for an allocation or commitment of financing, tax credits, bond authority, or other financial assistance from a public agency or federal agency, and the notice specifies the financial assistance that has been applied for or will be applied for and the deadline for application for that assistance, the requirement that one of the approvals of the development project by the lead agency is a prerequisite to the application for or approval of the application for financial assistance, and that the financial assistance is necessary for the project to be affordable as required pursuant to subparagraph (A).

(C) There is confirmation that the application has been made to the public agency or federal agency prior to certification of the environmental impact report.

(4) Sixty days from the date of adoption by the lead agency of the negative declaration, if a negative declaration is completed and adopted for the development project.

(5) Sixty days from the determination by the lead agency that the project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), if the project is exempt from that act.

(b) This section does not preclude a project applicant and a public agency from mutually agreeing in writing to an extension of any time limit provided by this section pursuant to Section 65957.

(c) For purposes of paragraphs (2) and (3) of subdivision (a) and Section 65952, "development project" means a use consisting of either of the following:

(1) Residential units only.

(2) Mixed-use developments consisting of residential and nonresidential uses in which the nonresidential uses are less than 50 percent of the total square footage of the development and are limited to neighborhood commercial uses and to the first floor of buildings that are two or more stories. As used in this paragraph, "neighborhood commercial" means small-scale general or specialty stores that furnish goods and services primarily to residents of the neighborhood.

(d) For purposes of this section, "lead agency" and "negative declaration" have the same meaning as defined in Sections 21067 and 21064 of the Public Resources Code, respectively.

(e) This section shall become operative on January 1, 2025.

SEC. 13. Chapter 12 (commencing with Section 66300) is added to Division 1 of Title 7 of the Government Code, to read:

CHAPTER 12. Housing Crisis Act of 2019

66300. (a) As used in this section:

(1) (A) Except as otherwise provided in subparagraph (B), "affected city" means a city, including a charter city, that the Department of Housing and Community Development determines, pursuant to subdivision (e), is in an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) Notwithstanding subparagraph (A), "affected city" does not include any city that has a population of 5,000 or less and is not located within an urbanized area, as designated by the United States Census Bureau.

(2) "Affected county" means a census designated place, based on the 2013-2017 American Community Survey 5-year Estimates, that is wholly located within the boundaries of an urbanized area, as designated by the United States Census Bureau.

(3) Notwithstanding any other law, "affected county" and "affected city" includes the electorate of an affected county or city exercising its local initiative or referendum power, whether that power is derived from the

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California Constitution, statute, or the charter or ordinances of the affected county or city.

(4) "Department" means the Department of Housing and Community Development.

(5) "Development policy, standard, or condition" means any of the following:

(A) A provision of, or amendment to, a general plan.

(B) A provision of, or amendment to, a specific plan.

(C) A provision of, or amendment to, a zoning ordinance.

(D) A subdivision standard or criterion.

(6) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(7) "Objective design standard" means a design standard that involve no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, "less intensive use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.

(B) (i) Imposing a moratorium or similar restriction or limitation on housing development, including mixed-use development, within all or a portion of the jurisdiction of the affected county or city, other than to specifically protect against an imminent threat to the health and safety of persons residing in, or within the immediate vicinity of, the area subject to the moratorium or for projects specifically identified as existing restricted affordable housing.

(ii) The affected county or affected city, as applicable, shall not enforce a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the department. The department shall approve a zoning ordinance submitted to it pursuant to this subparagraph only if it determines that the zoning ordinance satisfies the requirements of this subparagraph. If the department denies approval of a zoning ordinance imposing a moratorium or similar restriction or limitation on housing development as inconsistent with this subparagraph, that ordinance shall be deemed void.

(C) Imposing or enforcing design standards established on or after January 1, 2020, that are not objective design standards.

(D) Except as provided in subparagraph (E), establishing or implementing any provision that:

(i) Limits the number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within all or a portion of the affected county or affected city, as applicable.

(ii) Acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period.

(iii) Limits the population of the affected county or affected city, as applicable.

(E) Notwithstanding subparagraph (D), an affected county or affected city may enforce a limit on the number of approvals or permits or a cap on the number of housing units that can be approved or constructed if the

119-4
Cont.

APPENDIX W0 (Continued)

provision of law imposing the limit was approved by voters prior to January 1, 2005, and the affected county or affected city is located in a predominantly agricultural county. For the purposes of this subparagraph, "predominantly agricultural county" means a county that meets both of the following, as determined by the most recent California Farmland Conversion Report produced by the Department of Conservation:

(i) Has more than 550,000 acres of agricultural land.

(ii) At least one-half of the county area is agricultural land.

(2) Any development policy, standard, or condition enacted on or after the effective date of this section that does not comply with this section shall be deemed void.

(c) Notwithstanding subdivisions (b) and (f), an affected county or affected city may enact a development policy, standard, or condition to prohibit the commercial use of land that is designated for residential use, including, but not limited to, short-term occupancy of a residence, consistent with the authority conferred on the county or city by other law.

(d) Notwithstanding any other provision of this section, both of the following shall apply:

(1) An affected city or an affected county shall not approve a housing development project that will require the demolition of residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished.

(2) An affected city or an affected county shall not approve a housing development project that will require the demolition of occupied or vacant protected units, unless all of the following apply:

(A) (i) The project will replace all existing or demolished protected units.

(ii) Any protected units replaced pursuant to this subparagraph shall be considered in determining whether the housing development project satisfies the requirements of Section 65915 or a locally adopted requirement that requires, as a condition of the development of residential rental units, that the project provide a certain percentage of residential rental units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households, as specified in Sections 50079.5, 50093, 50105, and 50106 of the Health and Safety Code.

(iii) Notwithstanding clause (i), in the case of a protected unit that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power, and that is or was occupied by persons or families above lower income, the affected city or affected county may do either of the following:

(I) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years.

(II) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit is replaced. Unless otherwise required by the affected city or affected county's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(B) The housing development project will include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years.

(C) Any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice, subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1.

(D) The developer agrees to provide both of the following to the occupants of any protected units:

(i) Relocation benefits to the occupants of those affordable residential rental units, subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1.

(ii) A right of first refusal for a comparable unit available in the new housing development affordable to the household at an affordable rent, as defined in Section 50053 of the Health and Safety Code, or an affordable housing cost, as defined in 50052.5.

(E) For purposes of this paragraph:

119-4
Cont.

APPENDIX W0 (Continued)

- (i) "Equivalent size" means that the replacement units contain at least the same total number of bedrooms as the units being replaced.
- (ii) "Protected units" means any of the following:
- (I) Residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the past five years.
- (II) Residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years.
- (III) Residential dwelling units that are or were occupied by lower or very low income households within the past five years.
- (IV) Residential dwelling units that were withdrawn from rent or lease in accordance with Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 within the past 10 years.
- (iii) "Replace" shall have the same meaning as provided in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65915.
- (3) This subdivision shall not supersede any objective provision of a locally adopted ordinance that places restrictions on the demolition of residential dwelling units or the subdivision of residential rental units that are more protective of lower income households, requires the provision of a greater number of units affordable to lower income households, or that requires greater relocation assistance to displaced households.
- (4) This subdivision shall only apply to a housing development project that submits a complete application pursuant to Section 65943 on or after January 1, 2020.
- (e) The Department of Housing and Community Development shall determine those cities and counties in this state that are affected cities and affected counties, in accordance with subdivision (a) by June 30, 2020. The department may update the list of affected cities and affected counties once on or after January 1, 2021, to account for changes in urbanized areas or urban clusters due to new data obtained from the 2020 census. The department's determination shall remain valid until January 1, 2025.
- (f) (1) Except as provided in paragraphs (3) and (4) and subdivisions (h) and (i), this section shall prevail over any conflicting provision of this title or other law regulating housing development in this state to the extent that this section more fully advances the intent specified in paragraph (2).
- (2) It is the intent of the Legislature that this section be broadly construed so as to maximize the development of housing within this state. Any exception to the requirements of this section, including an exception for the health and safety of occupants of a housing development project, shall be construed narrowly.
- (3) This section shall not be construed as prohibiting the adoption or amendment of a development policy, standard, or condition in a manner that:
- (A) Allows greater density.
- (B) Facilitates the development of housing.
- (C) Reduces the costs to a housing development project.
- (D) Imposes or implements mitigation measures as necessary to comply with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).
- (4) This section shall not apply to a housing development project located within a very high fire hazard severity zone. For purposes of this paragraph, "very high fire hazard severity zone" has the same meaning as provided in Section 51177.
- (g) This section shall not be construed to void a height limit, urban growth boundary, or urban limit established by the electorate of an affected county or an affected city, provided that the height limit, urban growth boundary, or urban limit complies with subparagraph (A) of paragraph (1) of subdivision (b).
- (h) (1) Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code.

119-4
Cont.

APPENDIX W0 (Continued)

(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). For a housing development project proposed within the coastal zone, nothing in this section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).

(i) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.

(2) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use on a site that is a mobilehome park, as defined in Section 18214 of the Health and Safety Code, as of the effective date of this section, and the no net loss requirement in paragraph (1) shall not apply.

(j) Notwithstanding subdivisions (b) and (f), this section does not prohibit an affected city or an affected county from enacting a development policy, standard, or condition that is intended to preserve or facilitate the production of housing for lower income households, as defined in Section 50079.5 of the Health and Safety Code, or housing types that traditionally serve lower income households, including mobilehome parks, single-room occupancy units, or units subject to any form of rent or price control through a public entity's valid exercise of its police power.

66301. This chapter shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 14. The Legislature finds and declares that the provision of adequate housing, in light of the severe shortage of housing at all income levels in this state, is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, the provisions of this act apply to all cities, including charter cities.

SEC. 15. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution for certain costs that may be incurred by a local agency or school district because, in that regard, this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

However, if the Commission on State Mandates determines that this act contains other costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

SEC. 16. The provisions of this act are severable. If any provision of this act or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

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I19-4
Cont.

APPENDIX W0 (VOLUME I) COMMENT LETTERS

I20. JOHNSTON

Comment Letter I20

From: Phil Johnston <pfjohnston@runbox.com>
Sent: Thursday, September 19, 2019 9:20 AM
To: City Council
Cc: Planning-Planning Commission; Planning Web; Robert Dmohowski
Subject: Proposed North River Farms project - General Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

City Council Members-

These comments are in regards to the proposed North River Farms (NRF) housing development.

NRF is fundamentally inconsistent with the General Plan and needs to be denied

The NRF project is fatally flawed due to its incompatibility with the existing General Plan. The promoter cannot be given special consideration to violate the General Plan in order to collect short term profits for themselves, while leaving the city to deal with permanent suburban sprawl, haphazard development, and increasingly snarled traffic on already stressed roads. Preventing these problems is the reason cities have general plans in the first place.

Failure to comply with the General Plan is the primary reason the Planning Commission voted unanimously to deny the project on May 6, 2019. Nothing since then has appreciably altered that shortcoming. The Planning Commission recommendation is still completely valid and needs to be followed.

The project applicant received the message loud and clear when the project was unanimously rejected on 06 May, 2019 by the Planning Commission. Note that the applicant's revised proposal (dated "Since the May 22nd City Council meeting") includes item 2 (in italics below).

2. Provision of one million dollars (\$1 million) towards the preparation of a community plan for the Wilshire and N. River Road areas of South Morro Hills.

No one spends one million dollars without a very good reason. In this case Integral recognizes their project is inconsistent with the General Plan and zoning specifications, and is attempting to address that by funding a community plan.

This is unacceptable for several reasons. Firstly, the project needs to be consistent with the General Plan which is in place at the time the project is submitted, otherwise the planning process is a complete farce. It is clearly unacceptable to approve a project and then after-the-fact fashion a community plan which fits the project. This is "Ready, fire, aim", it does not work and cannot be accepted.

Secondly, an Orange County based developer has no business whatsoever being monetarily connected to drafting of either the General Plan or a Community Plan for the City of Oceanside. This is solely the responsibility of the City and its citizens. City and citizens will live with the plan, it's benefits, it's risks, and

I20-1

I20-2

I20-3

I20-4

APPENDIX W0 (Continued)

it's consequences. Not so the developer, who will sell the project to investors and be completely divested from the project within a few years.

↑I20-4
Cont.

Unfortunately, the lack of conformance with the General Plan is a fatal flaw; no amount of band-aid type revisions or sweetening can hope to address the problem. Certainly the applicant's incremental 9-item revision (five of which are trivial and insignificant) does not bring the project appreciably closer to meeting the provisions of the General Plan.

I20-5

Alternate projects which are consistent with the General Plan can be offered by this capable developer to the city for consideration. But NRF comprehensively fails to meet this basic criteria. It is the wrong project in the wrong place at the wrong time.

I20-6

Respectfully,

Phil Johnston

1544 Sleeping Indian Road

Oceanside / Fallbrook CA 92028

Phil

APPENDIX W0 (Continued)

I21. JOHNSTON

Comment Letter I21

From: Phil Johnston <pfjohnston@runbox.com>
Sent: Thursday, September 19, 2019 9:30 AM
To: City Council
Cc: Planning-Planning Commission; Planning Web; Robert Dmohowski
Subject: Proposed North River Farms project - General Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

City Council Members-

This is regarding the proposed North River Farms Housing Development, specifically the document "PREFACE TO THE RECIRCULATED FINAL ENVIRONMENTAL IMPACT REPORT" posted on the city website.

I21-1

Section PR.1, last paragraph of page PR-2 is a description of the Planning Commission meeting held on May 06, 2019 (pasted below, comments highlighted).

This description fails to mention the key reason the project was unanimously recommended for denial by the Planning Commission. Specifically, the project was recommended for denial because it is inconsistent with the existing General Plan for the City of Oceanside. This was stated by several of the Planning Commission Members in their verbal remarks at the conclusion of the meeting.

I21-2

I am hereby requesting that this document be revised to be factually complete and correct, then re-posted on the website, and that a notification be widely circulated to interested parties explaining the revision.

I21-3

Respectfully,

Phil Johnston

1544 Sleeping Indian Road

Oceanside / Fallbrook CA 92028

Due to the significant project enhancements proposed after January 28, 2019, the proposed project and its associated EIR were scheduled to be reconsidered by the Planning Commission on May 6, 2019. During the

I21-4

APPENDIX W0 (Continued)

Planning Commission hearing, members of the public provided comments similar to that provided on January 28th. Specific concerns raised by the public and/or Planning Commissioners included: the project includes too many units/ is too dense for the area, concerns over the progress of local planning efforts for South Morro Hills, the interim (versus permanent) nature of the proposed on-site fire station, comments seeking preservation of additional agricultural/ open space uses, and concerns with attracting job creating hotel or other commercial uses. Members of the public also suggested that the number and nature of modifications to the project required recirculation of the project's EIR in order to provide the public and decision makers with adequate ability to review the potential impacts to the environment. After consideration on May 6, 2019, the Planning Commission recommended against City Council approval of the project

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I21-4
Cont.
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APPENDIX W0 (Continued)

I22. HOPE

Comment Letter I22

From: Bob Hope <wakeupoceansidenow@gmail.com>
Sent: Friday, September 20, 2019 1:23 PM
To: Robert Dmohowski; Planning Web; Planning-Planning Commission; City Council
Subject: City of Oceanside- South Morro Hills
Attachments: City Of Oceanside.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Please take the time to read this letter in regards to the development proposal in South Morro Hills.

I122-1

Thank you for your time.

APPENDIX W0 (Continued)

09/20/2019

Dearest City of Oceanside,

There are so many reasons why I fell in love with South Morro Hills. What is unique to the area is how rural this little nook is compared to all of San Diego. Most people have no clue of its existence. It really is a gem. I see Oceanside as fairly new in development compared to other developed cities and its important to do things the correct way from the get go.

It has recently come to my attention that development is under way. This is great news but it must be done the right way, with integrity, that supports the core values of Oceanside. *"The City of Oceanside will be a safe, culturally diverse community that empowers its citizens to provide an environment that promotes economic development, supports quality education, fosters the cultural arts and preserves its natural resources."*

What **preservation of natural resources** is being preserved by the developments that have been planned and are being presented? NONE.

For nearly two decades I have mentally prepared myself for the Los Angeles commute. Having grown up in the San Fernando Valley and commuted to West Los Angeles this has been no easy task. It takes thirty minutes without traffic and with traffic it takes two hours, one way, for me to get from point A (home) to point B (work). Please do not be swayed by mere words or pictures by the developers. Take a look at other already developed cities and learn from their horrific mistakes. **Those mistakes take away from its citizens quality of life.**

With the added dwellings that are being proposed at 585 with, let's estimate, two cars per dwelling, that's an additional 1, 170 cars on the road... every... single... day. Are you aware of all the current traffic? Are you thinking of the future generations; Of your children's children, if you allow 585 dwellings per 2.73 acre's... do you know what you are allowing to happen in the future? In the future that is another 9, 555 dwellings in the rural 3,500 acres. That is 19, 110 additional cars on the road... every... single... day. So, the crucial question is... what do the developers propose to do to solve **this MAJOR ISSUE** other than the Citizens of Oceanside paying higher taxes, out of their pocket, to place a band-aide over the mess of imminent construction zones slowing down, for years and years, the already high-volume

|22-2
|22-3
|22-4
|22-5

APPENDIX W0 (Continued)

traffic filled roads? This is what **you** are potentially allowing to happen, rather than doing it right from the beginning.

I22-5
Cont.

I'm sure the majority of you have experienced the feeling of ease when headed south from Los Angeles, on the freeway, to Anaheim when the freeway widens and you can actually drive at a decent speed. City of Oceanside, let your roads be freeing.

The city of Oceanside's mission statement states "*The City of Oceanside's mission is to enhance the quality of life through outstanding service to its diverse community.*" So, what are you doing to enhance our quality of life? If this plan gets accepted you are impacting our quality of life **negatively**. I moved to Oceanside so I would not have to commute two hours to work when the commute should really be thirty minutes. In addition to the traffic what happens to the air quality when an additional 1, 170 cars are on the road, what happens to the air quality overtime with an additional 19, 110 cars on the road? Have the developers presented studies to address this critical issue as well? Do you really think a million dollars is going to solve this issue? That will cover a fire stations overhead for maybe one year if you are lucky. Or a fraction of the cost to "fix" the roads if the plan is accepted unchanged.

I22-6

I22-7

Has someone presented to you a calculation of how much money it will take to improve the current road infrastructure to accommodate the increase in population? Or are they presenting you with pleasant google picture collages? Or are they claiming nothing will be impacted? Are they presenting to you alternative solar powered street lighting? Safe sidewalks for pedestrians? Safe crosswalks for pedestrians that illuminate for safe passage? Have the developers addressed how the teacher to student class ratio will be adversely affected by this current plan? Or where needed schools will go or the cost to create them? Are the developers presenting safe routes for people who are biking down the street in their plan? Have you calculated how much taxes will be increased to band aide this horrible plan if it should go through? *Do you really think the people of Oceanside will want to elect you again when they become the ones accountable, for higher taxes, due to your poor and ill non-thought through judgment?* Are you really thinking in your best interest long term? Is accommodating the developers, that your fellow members have finances from, really worth your career? Are you really falling for that old trick?

I22-8

I22-9

I22-10

I22-11

I22-12

I22-13

How many fatalities are there on highway 76 due to lack of proper road design? How will the additional dwellings impact that ratio?

I22-14

The current plan is a complete failure for the citizens of Oceanside.

I22-15

APPENDIX W0 (Continued)

You have an opportunity to do the RIGHT thing from the beginning, it can be a win-win for everyone but right now the current plan is not a win-win for anyone but the developers and the person(s) being financed by the developers. Take a good look at the people around you who are pushing for this to go through. The developers are in their pockets, they are the ones who gain from this, mere puppets on a string, **NOT THE CITY OF OCEANSIDE.**

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I22-15
Cont.

The Core values of Oceanside: *Integrity, Diversity, Excellent Customer Service, Quality of Life, Teamwork, Leadership and Innovation.* Why is it that Ms. Esther C. Sanchez is the only person who is being a woman of Integrity and doing the right thing for the people of Oceanside in regards to this plan? You have a duty to do what is best for the City of Oceanside, NOT to do what is best for you or your campaign funds. Shame on you for being so cheap and weak.

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I22-16

I propose you add two critical and valuable words to the core values of Oceanside:

Honest: free from fraud or deception; marked by integrity; marked by free, forthright, and sincere expression.

Transparent: characterized by visibility or accessibility of information especially concerning business practice.

APPENDIX W0 (Continued)

I23. SCOTT

Comment Letter I23

From: Nadine <deannie550@sbcglobal.net>
Sent: Thursday, September 19, 2019 8:54 PM
To: Jonathan Borrego; Robert Dmohowski; Zeb Navarro
Subject: Oppose N River Farms- SB 330

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

For the Official Record:

To whom it may Concern:

Kindly include in the official record the link below and text of recently signed and chaptered CA Senate Bill 330. The following specific state policy in the Housing Crisis Act of 2019 would apply to the proposed N River Farms project.

(c)??The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

As we have said before, approving N River Farms zone amendment for market rate housing, with no urgent need for such housing, and on prime farmland, would violate this state policy and the city's existing General Plan. The city has an approved Housing Plan that allows for more infill housing to meet state goals so any housing at N River Farms is simply not needed. It's urban sprawl and not Smart Growth planning.

We urge you to reject this proposed project because it does not conform to existing laws, city policies and plans, and is premature prior to the city's adoption of a comprehensive S. Morro Hills Plan.

Note: This bill takes effect immediately.

We attach a link for the entire bill and ask that it be incorporated into the record for North River Farms proposed project.

https://leginfo.ca.gov/faces/billCompareClient.xhtml?bill_id=201920200SB330

Friends of Loma Alta Creek
Nadine L Scott, Attorney
550 Hoover St
Oceanside CA 92054
760-803-6813

I23-1

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I23-3

I23-4

APPENDIX W0 (Continued)

https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=201920200SB330

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Make Our World Kind

This email has been checked for viruses by Avast antivirus software.
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Virus-free. www.avast.com

APPENDIX W0 (Continued)

9/20/2019

Today's Law As Amended



California
LEGISLATIVE INFORMATION

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SB-330 Housing Crisis Act of 2019. (2019-2020)

SECTION 1. This act shall be known, and may be cited, as the Housing Crisis Act of 2019.

SEC. 2. (a) The Legislature finds and declares the following:

- (1) California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 45th out of the 50 states in housing units per capita.
- (2) Consequently, existing housing in this state, especially in its largest cities, has become very expensive. Seven of the 10 most expensive real estate markets in the United States are in California. In San Francisco, the median home price is \$1.6 million.
- (3) California is also experiencing rapid year-over-year rent growth with three cities in the state having had overall rent growth of 10 percent or more year-over-year, and of the 50 United States cities with the highest United States rents, 33 are cities in California.
- (4) California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next 7 years.
- (5) The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates.
- (6) The housing crisis harms families across California and has resulted in all of the following:
 - (A) Increased poverty and homelessness, especially first-time homelessness.
 - (B) Forced lower income residents into crowded and unsafe housing in urban areas.
 - (C) Forced families into lower cost new housing in greenfields at the urban-rural interface with longer commute times and a higher exposure to fire hazard.
 - (D) Forced public employees, health care providers, teachers, and others, including critical safety personnel, into more affordable housing farther from the communities they serve, which will exacerbate future disaster response challenges in high-cost, high-congestion areas and increase risk to life.
 - (E) Driven families out of the state or into communities away from good schools and services, making the ZIP Code where one grew up the largest determinate of later access to opportunities and social mobility, disrupting family life, and increasing health problems due to long commutes that may exceed three hours per day.
- (7) The housing crisis has been exacerbated by the additional loss of units due to wildfires in 2017 and 2018, which impacts all regions of the state. The Carr Fire in 2017 alone burned over 1,000 homes, and over 50,000 people have been displaced by the Camp Fire and the Woolsey Fire in 2018. This temporary and permanent displacement has placed additional demand on the housing market and has resulted in fewer housing units available for rent by low-income individuals.
- (8) Individuals who lose their housing due to fire or the sale of the property cannot find affordable homes or rental units and are pushed into cars and tents.
- (9) Costs for construction of new housing continue to increase. According to the Turner Center for Housing Innovation at the University of California, Berkeley, the cost of building a 100-unit affordable housing project in the state was almost \$425,000 per unit in 2016, up from \$265,000 per unit in 2000.
- (10) Lengthy permitting processes and approval times, fees and costs for parking, and other requirements further exacerbate cost of residential construction.

https://leginfo.ca.gov/faces/billCompareClient.xhtml?bill_id=2019202009B030

1/21

123-5

APPENDIX W0 (Continued)

9/20/2019

Today's Law As Amended

(11) *The housing crisis is severely impacting the state's economy as follows:*

(A) *Employers face increasing difficulty in securing and retaining a workforce.*

(B) *Schools, universities, nonprofits, and governments have difficulty attracting and retaining teachers, students, and employees, and our schools and critical services are suffering.*

(C) *According to analysts at McKinsey and Company, the housing crisis is costing California \$140 billion a year in lost economic output.*

(12) *The housing crisis also harms the environment by doing both of the following:*

(A) *Increasing pressure to develop the state's farmlands, open space, and rural interface areas to build affordable housing, and increasing fire hazards that generate massive greenhouse gas emissions.*

(B) *Increasing greenhouse gas emissions from longer commutes to affordable homes far from growing job centers.*

(13) *Homes, lots, and structures near good jobs, schools, and transportation remain underutilized throughout the state and could be rapidly remodeled or developed to add affordable homes without subsidy where they are needed with state assistance.*

(14) *Reusing existing infrastructure and developed properties, and building more smaller homes with good access to schools, parks, and services, will provide the most immediate help with the lowest greenhouse gas footprint to state residents.*

(b) *In light of the foregoing, the Legislature hereby declares a statewide housing emergency, to be in effect until January 1, 2025.*

(c) *It is the intent of the Legislature, in enacting the Housing Crisis Act of 2019, to do both of the following:*

(1) *Suspend certain restrictions on the development of new housing during the period of the statewide emergency described in subdivisions (a) and (b).*

(2) *Work with local governments to expedite the permitting of housing in regions suffering the worst housing shortages and highest rates of displacement.*

SEC. 3. Section 65589.5 of the Government Code is amended to read:

65589.5. (a) (1) The Legislature finds and declares all of the following:

(A) The lack of housing, including emergency shelters, is a critical problem that threatens the economic, environmental, and social quality of life in California.

(B) California housing has become the most expensive in the nation. The excessive cost of the state's housing supply is partially caused by activities and policies of many local governments that limit the approval of housing, increase the cost of land for housing, and require that high fees and exactions be paid by producers of housing.

(C) Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration.

(D) Many local governments do not give adequate attention to the economic, environmental, and social costs of decisions that result in disapproval of housing development projects, reduction in density of housing projects, and excessive standards for housing development projects.

(2) In enacting the amendments made to this section by the act adding this paragraph, the Legislature further finds and declares the following:

(A) California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives.

(B) While the causes of this crisis are multiple and complex, the absence of meaningful and effective policy reforms to significantly enhance the approval and supply of housing affordable to Californians of all income levels

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is a key factor.

(C) The crisis has grown so acute in California that supply, demand, and affordability fundamentals are characterized in the negative: underserved demands, constrained supply, and protracted unaffordability.

(D) According to reports and data, California has accumulated an unmet housing backlog of nearly 2,000,000 units and must provide for at least 180,000 new units annually to keep pace with growth through 2025.

(E) California's overall homeownership rate is at its lowest level since the 1940s. The state ranks 49th out of the 50 states in homeownership rates as well as in the supply of housing per capita. Only one-half of California's households are able to afford the cost of housing in their local regions.

(F) Lack of supply and rising costs are compounding inequality and limiting advancement opportunities for many Californians.

(G) The majority of California renters, more than 3,000,000 households, pay more than 30 percent of their income toward rent and nearly one-third, more than 1,500,000 households, pay more than 50 percent of their income toward rent.

(H) When Californians have access to safe and affordable housing, they have more money for food and health care; they are less likely to become homeless and in need of government-subsidized services; their children do better in school; and businesses have an easier time recruiting and retaining employees.

(I) An additional consequence of the state's cumulative housing shortage is a significant increase in greenhouse gas emissions caused by the displacement and redirection of populations to states with greater housing opportunities, particularly working- and middle-class households. California's cumulative housing shortfall therefore has not only national but international environmental consequences.

(J) California's housing picture has reached a crisis of historic proportions despite the fact that, for decades, the Legislature has enacted numerous statutes intended to significantly increase the approval, development, and affordability of housing for all income levels, including this section.

(K) The Legislature's intent in enacting this section in 1982 and in expanding its provisions since then was to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters. That intent has not been fulfilled.

(L) It is the policy of the state that this section ~~should~~ be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.

(3) It is the intent of the Legislature that the conditions that would have a specific, adverse impact upon the public health and safety, as described in paragraph (2) of subdivision (d) and paragraph (1) of subdivision (j), arise infrequently.

(b) It is the policy of the state that a local government not reject or make infeasible housing development projects, including emergency shelters, that contribute to meeting the need determined pursuant to this article without a thorough analysis of the economic, social, and environmental effects of the action and without complying with subdivision (d).

(c) The Legislature also recognizes that premature and unnecessary development of agricultural lands for urban uses continues to have adverse effects on the availability of those lands for food and fiber production and on the economy of the state. Furthermore, it is the policy of the state that development should be guided away from prime agricultural lands; therefore, in implementing this section, local jurisdictions should encourage, to the maximum extent practicable, in filling existing urban areas.

(d) A local agency shall not disapprove a housing development project, including farmworker housing as defined in subdivision (h) of Section 50199.7 of the Health and Safety Code, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes written findings, based upon a preponderance of the evidence in the record, as to one of the following:

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(1) The jurisdiction has adopted a housing element pursuant to this article that has been revised in accordance with Section 65588, is in substantial compliance with this article, and the jurisdiction has met or exceeded its share of the regional housing need allocation pursuant to Section 65584 for the planning period for the income category proposed for the housing development project, provided that any disapproval or conditional approval shall not be based on any of the reasons prohibited by Section 65008. If the housing development project includes a mix of income categories, and the jurisdiction has not met or exceeded its share of the regional housing need for one or more of those categories, then this paragraph shall not be used to disapprove or conditionally approve the housing development project. The share of the regional housing need met by the jurisdiction shall be calculated consistently with the forms and definitions that may be adopted by the Department of Housing and Community Development pursuant to Section 65400. In the case of an emergency shelter, the jurisdiction shall have met or exceeded the need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. Any disapproval or conditional approval pursuant to this paragraph shall be in accordance with applicable law, rule, or standards.

(2) The housing development project or emergency shelter as proposed would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. Inconsistency with the zoning ordinance or general plan land use designation shall not constitute a specific, adverse impact upon the public health or safety.

(3) The denial of the housing development project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households or rendering the development of the emergency shelter financially infeasible.

(4) The housing development project or emergency shelter is proposed on land zoned for agriculture or resource preservation that is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.

(5) The housing development project or emergency shelter is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the jurisdiction has adopted a revised housing element in accordance with Section 65588 that is in substantial compliance with this article. For purposes of this section, a change to the zoning ordinance or general plan land use designation subsequent to the date the application was deemed complete shall not constitute a valid basis to disapprove or conditionally approve the housing development project or emergency shelter.

(A) This paragraph cannot be utilized to disapprove or conditionally approve a housing development project if the housing development project is proposed on a site that is identified as suitable or available for very low, low-, or moderate-income households in the jurisdiction's housing element, and consistent with the density specified in the housing element, even though it is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation.

(B) If the local agency has failed to identify in the inventory of land in its housing element sites that can be developed for housing within the planning period and are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels pursuant to Section 65584, then this paragraph shall not be utilized to disapprove or conditionally approve a housing development project proposed for a site designated in any element of the general plan for residential uses or designated in any element of the general plan for commercial uses if residential uses are permitted or conditionally permitted within commercial designations. In any action in court, the burden of proof shall be on the local agency to show that its housing element does identify adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the local agency's share of the regional housing need for the very low, low-, and moderate-income categories.

(C) If the local agency has failed to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit, has failed to demonstrate that the identified zone or zones include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7) of subdivision (a) of Section 65583, or has failed to demonstrate that the identified zone or zones can accommodate at least one emergency shelter, as required by paragraph (4) of subdivision (a) of Section 65583, then this paragraph shall not be utilized to disapprove or conditionally approve an emergency shelter

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proposed for a site designated in any element of the general plan for industrial, commercial, or multifamily residential uses. In any action in court, the burden of proof shall be on the local agency to show that its housing element does satisfy the requirements of paragraph (4) of subdivision (a) of Section 65583.

(e) Nothing in this section shall be construed to relieve the local agency from complying with the congestion management program required by Chapter 2.6 (commencing with Section 65088) of Division 1 of Title 7 or the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Neither shall anything in this section be construed to relieve the local agency from making one or more of the findings required pursuant to Section 21081 of the Public Resources Code or otherwise complying with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(f) (1) ~~Nothing in~~ Except as provided in subdivision (e), nothing in this section shall be construed to prohibit a local agency from requiring the housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need pursuant to Section 65584. However, the development standards, conditions, and policies shall be applied to facilitate and accommodate development at the density permitted on the site and proposed by the development.

(2) ~~Nothing in~~ Except as provided in subdivision (e), nothing in this section shall be construed to prohibit a local agency from requiring an emergency shelter project to comply with objective, quantifiable, written development standards, conditions, and policies that are consistent with paragraph (4) of subdivision (a) of Section 65583 and appropriate to, and consistent with, meeting the jurisdiction's need for emergency shelter, as identified pursuant to paragraph (7) of subdivision (a) of Section 65583. However, the development standards, conditions, and policies shall be applied by the local agency to facilitate and accommodate the development of the emergency shelter project.

(3) ~~This section does not~~ Except as provided in subdivision (e), nothing in this section shall be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law that are essential to provide necessary public services and facilities to the housing development project or emergency shelter.

(4) For purposes of this section, a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity.

(g) This section shall be applicable to charter cities because the Legislature finds that the lack of housing, including emergency shelter, is a critical statewide problem.

(h) The following definitions apply for the purposes of this section:

(1) "Feasible" means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

(2) "Housing development project" means a use consisting of any of the following:

(A) Residential units only.

(B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.

(C) Transitional housing or supportive housing.

(3) "Housing for very low, low-, or moderate-income households" means that either (A) at least 20 percent of the total units shall be sold or rented to lower income households, as defined in Section 50079.5 of the Health and Safety Code, or (B) 100 percent of the units shall be sold or rented to persons and families of moderate income as defined in Section 50093 of the Health and Safety Code, or persons and families of middle income, as defined in Section 65008 of this code. Housing units targeted for lower income households shall be made available at a monthly housing cost that does not exceed 30 percent of 60 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the lower income eligibility limits are based. Housing units targeted for persons and families of moderate income shall be made available at a monthly housing cost that does not exceed 30 percent of 100 percent of area median income with adjustments for household size made in accordance with the adjustment factors on which the moderate-income eligibility limits are based.

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(4) "Area median income" means area median income as periodically established by the Department of Housing and Community Development pursuant to Section 50093 of the Health and Safety Code. The developer shall provide sufficient legal commitments to ensure continued availability of units for very low or low-income households in accordance with the provisions of this subdivision for 30 years.

(5) Notwithstanding any other law, until January 1, 2025, "deemed complete" means that the applicant has submitted a preliminary application pursuant to Section 65941.1.

~~(6)~~ (6) "Disapprove the housing development project" includes any instance in which a local agency does either of the following:

(A) Votes on a proposed housing development project application and the application is disapproved, including any required land use approvals or entitlements necessary for the issuance of a building permit.

(B) Fails to comply with the time periods specified in subdivision (a) of Section 65950. An extension of time pursuant to Article 5 (commencing with Section 65950) shall be deemed to be an extension of time pursuant to this paragraph.

(7) "Lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing.

(8) Until January 1, 2025, "objective" means involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.

(9) Notwithstanding any other law, until January 1, 2025, "determined to be complete" means that the applicant has submitted a complete application pursuant to Section 65943.

(I) If any city, county, or city and county denies approval or imposes conditions, including design changes, lower density, or a reduction of the percentage of a lot that may be occupied by a building or structure under the applicable planning and zoning in force at the time the *housing development project's* application is deemed ~~complete pursuant to Section 65943~~, *complete*, that have a substantial adverse effect on the viability or affordability of a housing development for very low, low-, or moderate-income households, and the denial of the development or the imposition of conditions on the development is the subject of a court action which challenges the denial or the imposition of conditions, then the burden of proof shall be on the local legislative body to show that its decision is consistent with the findings as described in subdivision ~~(d)~~ (d), and that the findings are supported by a preponderance of the evidence in the ~~record for purposes of this section, "lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing~~ record, and with the requirements of subdivision (o).

(J) (1) When a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the ~~housing development project's application is determined to be~~ application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(2) (A) If the local agency considers a proposed housing development project to be inconsistent, not in compliance, or not in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision as specified in this subdivision, it shall provide the applicant with written documentation identifying the provision or provisions, and an explanation of the reason or reasons it considers the housing development to be inconsistent, not in compliance, or not in conformity as follows:

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(i) Within 30 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains 150 or fewer housing units.

(ii) Within 60 days of the date that the application for the housing development project is determined to be complete, if the housing development project contains more than 150 units.

(B) If the local agency fails to provide the required documentation pursuant to subparagraph (A), the housing development project shall be deemed consistent, compliant, and in conformity with the applicable plan, program, policy, ordinance, standard, requirement, or other similar provision.

(3) For purposes of this section, the receipt of a density bonus pursuant to Section 65915 shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.

(4) For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2), the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

~~(5) (k) For (1) (A) (i) purposes of this section, "lower density" includes any conditions that have the same effect or impact on the ability of the project to provide housing. The applicant, a person who would be eligible to apply for residency in the development or emergency shelter, or a housing organization may bring an action to enforce this section. If, in any action brought to enforce this section, a court finds that any of the following are met, the court shall issue an order pursuant to clause (ii):~~

~~(I) The local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section or without making findings supported by a preponderance of the evidence.~~

~~(II) The local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section or without making findings supported by a preponderance of the evidence.~~

~~(III) (ia) Subject to sub-subclause (ib), the local agency, in violation of subdivision (c), required or attempted to require a housing development project to comply with an ordinance, policy, or standard not adopted and in effect when a preliminary application was submitted.~~

~~(ib) This subclause shall become inoperative on January 1, 2025.~~

~~(4) (ii) (±) If (A) -The applicant, a person who would be eligible to apply for residency in the development or emergency shelter, or a housing organization may bring an action to enforce this section. If, in any action brought to enforce this section, the court finds that either (i) the local agency, in violation of subdivision (d), disapproved a housing development project or conditioned its approval in a manner rendering it infeasible for the development of an emergency shelter, or housing for very low, low-, or moderate-income households, including farmworker housing, without making the findings required by this section or without making findings supported by a preponderance of the evidence, or (ii) the local agency, in violation of subdivision (j), disapproved a housing development project complying with applicable, objective general plan and zoning standards and criteria, or imposed a condition that the project be developed at a lower density, without making the findings required by this section or without making findings supported by a preponderance of the evidence, the one of the conditions in clause (i) is met, the court shall issue an order or judgment compelling compliance with this section within 60 days, including, but not limited to, an order that the local agency take action on the housing development project or emergency shelter. The court may issue an order or judgment directing the local agency to approve the housing development project or emergency shelter if the court finds that the local agency acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section. The court shall retain jurisdiction to ensure that its order or judgment is carried out and shall award reasonable attorney's fees and costs of suit to the plaintiff or petitioner, except under extraordinary~~

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circumstances in which the court finds that awarding fees would not further the purposes of this section. ~~For purposes of this section, "lower density" includes conditions that have the same effect or impact on the ability of the project to provide housing.~~

(B) (i) Upon a determination that the local agency has failed to comply with the order or judgment compelling compliance with this section within 60 days issued pursuant to subparagraph (A), the court shall impose fines on a local agency that has violated this section and require the local agency to deposit any fine levied pursuant to this subdivision into a local housing trust fund. The local agency may elect to instead deposit the fine into the Building Homes and Jobs Fund, if Senate Bill 2 of the 2017-18 Regular Session is enacted, or otherwise in the Housing Rehabilitation Loan Fund. The fine shall be in a minimum amount of ten thousand dollars (\$10,000) per housing unit in the housing development project on the date the application was deemed complete pursuant to Section 65943. In determining the amount of fine to impose, the court shall consider the local agency's progress in attaining its target allocation of the regional housing need pursuant to Section 65584 and any prior violations of this section. Fines shall not be paid out of funds already dedicated to affordable housing, including, but not limited to, Low and Moderate Income Housing Asset Funds, funds dedicated to housing for very low, low-, and moderate-income households, and federal HOME Investment Partnerships Program and Community Development Block Grant Program funds. The local agency shall commit and expend the money in the local housing trust fund within five years for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households. After five years, if the funds have not been expended, the money shall revert to the state and be deposited in the Building Homes and Jobs Fund, if Senate Bill 2 of the 2017-18 Regular Session is enacted, or otherwise in the Housing Rehabilitation Loan Fund, for the sole purpose of financing newly constructed housing units affordable to extremely low, very low, or low-income households.

(ii) If any money derived from a fine imposed pursuant to this subparagraph is deposited in the Housing Rehabilitation Loan Fund, then, notwithstanding Section 50661 of the Health and Safety Code, that money shall be available only upon appropriation by the Legislature.

(C) If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled, including, but not limited to, an order to vacate the decision of the local agency and to approve the housing development project, in which case the application for the housing development project, as proposed by the applicant at the time the local agency took the initial action determined to be in violation of this section, along with any standard conditions determined by the court to be generally imposed by the local agency on similar projects, shall be deemed to be approved unless the applicant consents to a different decision or action by the local agency.

(2) For purposes of this subdivision, "housing organization" means a trade or industry group whose local members are primarily engaged in the construction or management of housing units or a nonprofit organization whose mission includes providing or advocating for increased access to housing for low-income households and have filed written or oral comments with the local agency prior to action on the housing development project. A housing organization may only file an action pursuant to this section to challenge the disapproval of a housing development by a local agency. A housing organization shall be entitled to reasonable attorney's fees and costs if it is the prevailing party in an action to enforce this section.

(l) If the court finds that the local agency (1) acted in bad faith when it disapproved or conditionally approved the housing development or emergency shelter in violation of this section and (2) failed to carry out the court's order or judgment within 60 days as described in subdivision (k), the court, in addition to any other remedies provided by this section, shall multiply the fine determined pursuant to subparagraph (B) of paragraph (1) of subdivision (k) by a factor of five. For purposes of this section, "bad faith" includes, but is not limited to, an action that is frivolous or otherwise entirely without merit.

(m) Any action brought to enforce the provisions of this section shall be brought pursuant to Section 1094.5 of the Code of Civil Procedure, and the local agency shall prepare and certify the record of proceedings in accordance with subdivision (c) of Section 1094.6 of the Code of Civil Procedure no later than 30 days after the petition is served, provided that the cost of preparation of the record shall be borne by the local agency, unless the petitioner elects to prepare the record as provided in subdivision (n) of this section. A petition to enforce the provisions of this section shall be filed and served no later than 90 days from the later of (1) the effective date of a decision of the local agency imposing conditions on, disapproving, or any other final action on a housing development project or (2) the expiration of the time periods specified in subparagraph (B) of paragraph (5) of subdivision (h). Upon entry of the trial court's order, a party may, in order to obtain appellate review of the order, file a petition within 20 days after service upon it of a written notice of the entry of the order, or within such

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further time not exceeding an additional 20 days as the trial court may for good cause allow, or may appeal the judgment or order of the trial court under Section 904.1 of the Code of Civil Procedure. If the local agency appeals the judgment of the trial court, the local agency shall post a bond, in an amount to be determined by the court, to the benefit of the plaintiff if the plaintiff is the project applicant.

(n) In any action, the record of the proceedings before the local agency shall be filed as expeditiously as possible and, notwithstanding Section 1094.6 of the Code of Civil Procedure or subdivision (m) of this section, all or part of the record may be prepared (1) by the petitioner with the petition or petitioner's points and authorities, (2) by the respondent with respondent's points and authorities, (3) after payment of costs by the petitioner, or (4) as otherwise directed by the court. If the expense of preparing the record has been borne by the petitioner and the petitioner is the prevailing party, the expense shall be taxable as costs.

(o) (1) Subject to paragraphs (2), (6), and (7), and subdivision (d) of Section 65941.1, a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application including all of the information required by subdivision (e) of Section 65941.1 was submitted.

(2) Paragraph (1) shall not prohibit a housing development project from being subject to ordinances, policies, and standards adopted after the preliminary application was submitted pursuant to Section 65941.1 in the following circumstances:

(A) In the case of a fee, charge, or other monetary exaction, to an increase resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.

(B) A preponderance of the evidence in the record establishes that subjecting the housing development project to an ordinance, policy, or standard beyond those in effect when a preliminary application was submitted is necessary to mitigate or avoid a specific, adverse impact upon the public health or safety, as defined in subparagraph (A) of paragraph (1) of subdivision (j), and there is no feasible alternative method to satisfactorily mitigate or avoid the adverse impact.

(C) Subjecting the housing development project to an ordinance, policy, standard, or any other measure, beyond those in effect when a preliminary application was submitted is necessary to avoid or substantially lessen an impact of the project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(D) The housing development project has not commenced construction within two and one-half years following the date that the project received final approval. For purposes of this subparagraph, "final approval" means that the housing development project has received all necessary approvals to be eligible to apply for, and obtain, a building permit or permits and either of the following is met:

(i) The expiration of all applicable appeal periods, petition periods, reconsideration periods, or statute of limitations for challenging that final approval without an appeal, petition, request for reconsideration, or legal challenge having been filed.

(ii) If a challenge is filed, that challenge is fully resolved or settled in favor of the housing development project.

(E) The housing development project is revised following submittal of a preliminary application pursuant to Section 65941.1 such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).

(3) This subdivision does not prevent a local agency from subjecting the additional units or square footage of construction that result from project revisions occurring after a preliminary application is submitted pursuant to Section 65941.1 to the ordinances, policies, and standards adopted and in effect when the preliminary application was submitted.

(4) For purposes of this subdivision, "ordinances, policies, and standards" includes general plan, community plan, specific plan, zoning, design review standards and criteria, subdivision standards and criteria, and any other rules, regulations, requirements, and policies of a local agency, as defined in Section 66000, including those relating to development impact fees, capacity or connection fees or charges, permit or processing fees, and other exactions.

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(5) This subdivision shall not be construed in a manner that would lessen the restrictions imposed on a local agency, or lessen the protections afforded to a housing development project, that are established by any other law, including any other part of this section.

(6) This subdivision shall not restrict the authority of a public agency or local agency to require mitigation measures to lessen the impacts of a housing development project under the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(7) With respect to completed residential units for which the project approval process is complete and a certificate of occupancy has been issued, nothing in this subdivision shall limit the application of later enacted ordinances, policies, and standards that regulate the use and occupancy of those residential units, such as ordinances relating to rental housing inspection, rent stabilization, restrictions on short-term renting, and business licensing requirements for owners of rental housing.

(8) This subdivision shall become inoperative on January 1, 2025.

(e) (p) This section shall be known, and may be cited, as the Housing Accountability Act.

SEC. 4. Section 65905.5 is added to the Government Code, to read:

65905.5. (a) Notwithstanding any other law, if a proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, after the application is deemed complete, a city, county, or city and county shall not conduct more than five hearings pursuant to Section 65905, or any other law, ordinance, or regulation requiring a public hearing in connection with the approval of that housing development project. If the city, county, or city and county continues a hearing subject to this section to another date, the continued hearing shall count as one of the five hearings allowed under this section. The city, county, or city and county shall consider and either approve or disapprove the application at any of the five hearings allowed under this section consistent with the applicable timelines under the Permit Streamlining Act (Chapter 4.5 (commencing with Section 65920)).

(b) For purposes of this section:

(1) "Deemed complete" means that the application has met all of the requirements specified in the relevant list compiled pursuant to Section 65940 that was available at the time when the application was submitted.

(2) "Hearing" includes any public hearing, workshop, or similar meeting conducted by the city or county with respect to the housing development project, whether by the legislative body of the city or county, the planning agency established pursuant to Section 65100, or any other agency, department, board, commission, or any other designated hearing officer or body of the city or county, or any committee or subcommittee thereof. "Hearing" does not include a hearing to review a legislative approval required for a proposed housing development project, including, but not limited to, a general plan amendment, a specific plan adoption or amendment, or a zoning amendment, or any hearing arising from a timely appeal of the approval or disapproval of a legislative approval.

(3) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(c) (1) For purposes of this section, a housing development project shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant, or in conformity.

(2) A proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria, but the zoning for the project site is inconsistent with the general plan. If the local agency complies with the written documentation requirements of paragraph (2) of subdivision (j) of Section 65589.5, the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning that is consistent with the general plan; however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.

(d) Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code.

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(e) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 5. Section 65913.10 is added to the Government Code, to read:

65913.10. (a) For purposes of any state or local law, ordinance, or regulation that requires the city or county to determine whether the site of a proposed housing development project is a historic site, the city or county shall make that determination at the time the application for the housing development project is deemed complete. A determination as to whether a parcel of property is a historic site shall remain valid during the pendency of the housing development project for which the application was made unless any archaeological, paleontological, or tribal cultural resources are encountered during any grading, site disturbance, or building alteration activities.

(b) For purposes of this section:

(1) "Deemed complete" means that the application has met all of the requirements specified in the relevant list compiled pursuant to Section 65940 that was available at the time when the application was submitted.

(2) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(c) (1) Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).

(d) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 6. Section 65940 of the Government Code is amended to read:

65940. (a) (1) Each ~~state agency and each local agency~~ public agency shall compile one or more lists that shall specify in detail the information that will be required from any applicant for a development project. Each ~~local~~ public agency shall revise the list of information required from an applicant to include a certification of compliance with Section 65962.5, and the statement of application required by Section 65943. Copies of the information, including the statement of application required by Section 65943, shall be made available to all applicants for development projects and to any person who requests the information.

(2) An affected city or affected county, as defined in Section 66300, shall include the information necessary to determine compliance with the requirements of subdivision (d) of Section 66300 in the list compiled pursuant to paragraph (1).

(b) ~~(1)~~ -The list of information required from any applicant shall include, where applicable, identification of whether the proposed project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined in Section 65944.

~~(2) The information described in paragraph (1) shall be based on information provided by the Office of Planning and Research pursuant to paragraph (2) of subdivision (d) as of the date of the application. Cities, counties, and cities and counties shall comply with paragraph (1) within 30 days of receiving this notice from the office.~~

(c) (1) A ~~city, county, or city and county~~ public agency that is not beneath a low-level flight path or not within special use airspace and does not contain a military installation is not required to change its list of information required from applicants to comply with subdivision (b).

(2) A ~~city, county, or city and county~~ public agency that is entirely urbanized, as defined in subdivision (e) of Section 65944, with the exception of a jurisdiction that contains a military installation, is not required to change its list of information required from applicants to comply with subdivision (b).

(d) ~~(1) This subdivision (b) as it relates to the identification of special use airspace, low-level flight paths, military installations, and urbanized areas shall not be operative until the United States Department of Defense provides electronic maps of low-level flight paths, special use airspace, and military installations, at a scale and in an electronic format that is acceptable to the Office of Planning and Research; section shall remain in effect only until January 1, 2025, and as of that date is repealed.~~

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~~(2) Within 30 days of a determination by the Office of Planning and Research that the information provided by the Department of Defense is sufficient and in an acceptable scale and format, the office shall notify cities, counties, and cities and counties of the availability of the information on the Internet.~~

SEC. 7. Section 65940 is added to the Government Code, to read:

65940. (a) Each public agency shall compile one or more lists that shall specify in detail the information that will be required from any applicant for a development project. Each public agency shall revise the list of information required from an applicant to include a certification of compliance with Section 65962.5, and the statement of application required by Section 65943. Copies of the information, including the statement of application required by Section 65943, shall be made available to all applicants for development projects and to any person who requests the information.

(b) The list of information required from any applicant shall include, where applicable, identification of whether the proposed project is located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined in Section 65944.

(c) (1) A public agency that is not beneath a low-level flight path or not within special use airspace and does not contain a military installation is not required to change its list of information required from applicants to comply with subdivision (b).

(2) A public agency that is entirely urbanized, as defined in subdivision (e) of Section 65944, with the exception of a jurisdiction that contains a military installation, is not required to change its list of information required from applicants to comply with subdivision (b).

(d) This section shall become operative on January 1, 2025.

SEC. 8. Section 65941.1 is added to the Government Code, to read:

65941.1. (a) An applicant for a housing development project, as defined in paragraph (2) of subdivision (h) of Section 65589.5, shall be deemed to have submitted a preliminary application upon providing all of the following information about the proposed project to the city, county, or city and county from which approval for the project is being sought and upon payment of the permit processing fee:

(1) The specific location, including parcel numbers, a legal description, and site address, if applicable.

(2) The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

(3) A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.

(4) The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

(5) The proposed number of parking spaces.

(6) Any proposed point sources of air or water pollutants.

(7) Any species of special concern known to occur on the property.

(8) Whether a portion of the property is located within any of the following:

(A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.

(B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

(C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.

(D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.

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(E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

(F) A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.

(9) Any historic or cultural resources known to exist on the property.

(10) The number of proposed below market rate units and their affordability levels.

(11) The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.

(12) Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.

(13) The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

(14) For a housing development project proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

(A) Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

(B) Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

(C) A tsunami run-up zone.

(D) Use of the site for public access to or along the coast.

(15) The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.

(16) A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

(17) The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.

(b) (1) Each local agency shall compile a checklist and application form that applicants for housing development projects may use for the purpose of satisfying the requirements for submittal of a preliminary application.

(2) The Department of Housing and Community Development shall adopt a standardized form that applicants for housing development projects may use for the purpose of satisfying the requirements for submittal of a preliminary application if a local agency has not developed its own application form pursuant to paragraph (1). Adoption of the standardized form shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(3) A checklist or form shall not require or request any information beyond that expressly identified in subdivision (a).

(c) After submittal of all of the information required by subdivision (a), if the development proponent revises the project such that the number of residential units or square footage of construction changes by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, the housing development project shall not be deemed to have submitted a preliminary application that satisfies this section until the development proponent resubmits the information required by subdivision (a) so that it reflects the revisions. For purposes of this subdivision, "square footage of construction" means the building area, as defined by the California Building Standards Code (Title 24 of the California Code of Regulations).



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(d) (1) Within 180 calendar days after submitting a preliminary application with all of the information required by subdivision (a) to a city, county, or city and county, the development proponent shall submit an application for a development project that includes all of the information required to process the development application consistent with Sections 65940, 65941, and 65941.5.

(2) If the public agency determines that the application for the development project is not complete pursuant to Section 65943, the development proponent shall submit the specific information needed to complete the application within 90 days of receiving the agency's written identification of the necessary information. If the development proponent does not submit this information within the 90-day period, then the preliminary application shall expire and have no further force or effect.

(3) This section shall not require an affirmative determination by a city, county, or city and county regarding the completeness of a preliminary application or a development application for purposes of compliance with this section.

(e) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 9. Section 65943 of the Government Code is amended to read:

65943. (a) Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant for the development project. If the application is determined to be incomplete, the lead agency shall provide the applicant with an exhaustive list of items that were not complete. That list shall be limited to those items actually required on the lead agency's submittal requirement checklist. In any subsequent review of the application determined to be incomplete, the local agency shall not request the applicant to provide any new information that was not stated in the initial list of items that were not complete. If the written determination is not made within 30 days after receipt of the application, and the application includes a statement that it is an application for a development permit, the application shall be deemed complete for purposes of this chapter. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which the public agency shall determine the completeness of the application. If the application is determined not to be complete, the agency's determination shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the public agency in response to the list and description.

(b) Not later than 30 calendar days after receipt of the submitted ~~materials~~ materials described in subdivision (a), the public agency shall determine in writing whether ~~they are~~ the application as supplemented or amended by the submitted materials is complete and shall immediately transmit that determination to the applicant. In making this determination, the public agency is limited to determining whether the application as supplemented or amended includes the information required by the list and a thorough description of the specific information needed to complete the application required by subdivision (a). If the written determination is not made within that 30-day period, the application together with the submitted materials shall be deemed complete for purposes of this chapter.

(c) If the application together with the submitted materials are determined not to be complete pursuant to subdivision (b), the public agency shall provide a process for the applicant to appeal that decision in writing to the governing body of the agency or, if there is no governing body, to the director of the agency, as provided by that agency. A city or county shall provide that the right of appeal is to the governing body or, at their option, the planning commission, or both.

There shall be a final written determination by the agency on the appeal not later than 60 calendar days after receipt of the applicant's written appeal. The fact that an appeal is permitted to both the planning commission and to the governing body does not extend the 60-day period. Notwithstanding a decision pursuant to subdivision (b) that the application and submitted materials are not complete, if the final written determination on the appeal is not made within that 60-day period, the application with the submitted materials shall be deemed complete for the purposes of this chapter.

(d) Nothing in this section precludes an applicant and a public agency from mutually agreeing to an extension of any time limit provided by this section.

(e) A public agency may charge applicants a fee not to exceed the amount reasonably necessary to provide the service required by this section. If a fee is charged pursuant to this section, the fee shall be collected as part of

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the application fee charged for the development permit.

(f) Each city and each county shall make copies of any list compiled pursuant to Section 65940 with respect to information required from an applicant for a housing development project, as that term is defined in paragraph (2) of subdivision (h) of Section 65589.5, available both (1) in writing to those persons to whom the agency is required to make information available under subdivision (a) of that section, and (2) publicly available on the internet website of the city or county.

(g) This section shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 10. Section 65943 is added to the Government Code, to read:

65943. *(a) Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete and shall immediately transmit the determination to the applicant for the development project. If the written determination is not made within 30 days after receipt of the application, and the application includes a statement that it is an application for a development permit, the application shall be deemed complete for purposes of this chapter. Upon receipt of any resubmittal of the application, a new 30-day period shall begin, during which the public agency shall determine the completeness of the application. If the application is determined not to be complete, the agency's determination shall specify those parts of the application which are incomplete and shall indicate the manner in which they can be made complete, including a list and thorough description of the specific information needed to complete the application. The applicant shall submit materials to the public agency in response to the list and description.*

(b) Not later than 30 calendar days after receipt of the submitted materials, the public agency shall determine in writing whether they are complete and shall immediately transmit that determination to the applicant. If the written determination is not made within that 30-day period, the application together with the submitted materials shall be deemed complete for purposes of this chapter.

(c) If the application together with the submitted materials are determined not to be complete pursuant to subdivision (b), the public agency shall provide a process for the applicant to appeal that decision in writing to the governing body of the agency or, if there is no governing body, to the director of the agency, as provided by that agency. A city or county shall provide that the right of appeal is to the governing body or, at their option, the planning commission, or both.

There shall be a final written determination by the agency on the appeal not later than 60 calendar days after receipt of the applicant's written appeal. The fact that an appeal is permitted to both the planning commission and to the governing body does not extend the 60-day period. Notwithstanding a decision pursuant to subdivision (b) that the application and submitted materials are not complete, if the final written determination on the appeal is not made within that 60-day period, the application with the submitted materials shall be deemed complete for the purposes of this chapter.

(d) Nothing in this section precludes an applicant and a public agency from mutually agreeing to an extension of any time limit provided by this section.

(e) A public agency may charge applicants a fee not to exceed the amount reasonably necessary to provide the service required by this section. If a fee is charged pursuant to this section, the fee shall be collected as part of the application fee charged for the development permit.

(f) This section shall become operative on January 1, 2025.

SEC. 11. Section 65950 of the Government Code is amended to read:

65950. *(a) A public agency that is the lead agency for a development project shall approve or disapprove the project within whichever of the following periods is applicable:*

(1) One hundred eighty days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for the development project.

(2) ~~One hundred twenty~~ Ninety days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a development project defined in subdivision (c).

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(3) ~~Ninety~~ **Sixty** days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a development project defined in subdivision (c) and all of the following conditions are met:

(A) At least 49 percent of the units in the development project are affordable to very low or low-income households, as defined by Sections 50105 and 50079.5 of the Health and Safety Code, respectively. Rents for the lower income units shall be set at an affordable rent, as that term is defined in Section 50053 of the Health and Safety Code, for at least 30 years. Owner-occupied units shall be available at an affordable housing cost, as that term is defined in Section 50052.5 of the Health and Safety Code.

(B) Prior to the application being deemed complete for the development project pursuant to Article 3 (commencing with Section 65940), the lead agency received written notice from the project applicant that an application has been made or will be made for an allocation or commitment of financing, tax credits, bond authority, or other financial assistance from a public agency or federal agency, and the notice specifies the financial assistance that has been applied for or will be applied for and the deadline for application for that assistance, the requirement that one of the approvals of the development project by the lead agency is a prerequisite to the application for or approval of the application for financial assistance, and that the financial assistance is necessary for the project to be affordable as required pursuant to subparagraph (A).

(C) There is confirmation that the application has been made to the public agency or federal agency prior to certification of the environmental impact report.

(4) Sixty days from the date of adoption by the lead agency of the negative declaration, if a negative declaration is completed and adopted for the development project.

(5) Sixty days from the determination by the lead agency that the project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), if the project is exempt from that act.

(b) This section does not preclude a project applicant and a public agency from mutually agreeing in writing to an extension of any time limit provided by this section pursuant to Section 65957.

(c) For purposes of paragraphs (2) and (3) of subdivision (a) and Section 65952, "development project" means a ~~use consisting of either of the following:~~ **housing development project, as that term is defined in paragraph (2) of subdivision (h) of Section 65589.5.**

~~(1) Residential units only.~~

~~(2) Mixed-use developments consisting of residential and nonresidential uses in which the nonresidential uses are less than 50 percent of the total square footage of the development and are limited to neighborhood commercial uses and to the first floor of buildings that are two or more stories. As used in this paragraph, "neighborhood commercial" means small-scale general or specialty stores that furnish goods and services primarily to residents of the neighborhood.~~

(d) For purposes of this section, "lead agency" and "negative declaration" have the same meaning as defined in Sections 21067 and 21064 of the Public Resources Code, respectively.

(e) *This section shall remain in effect only until January 1, 2025, and as of that date is repealed.*

SEC. 12. Section 65950 is added to the Government Code, to read:

65950. (a) A public agency that is the lead agency for a development project shall approve or disapprove the project within whichever of the following periods is applicable:

(1) One hundred eighty days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for the development project.

(2) One hundred twenty days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a development project defined in subdivision (c).

(3) Ninety days from the date of certification by the lead agency of the environmental impact report, if an environmental impact report is prepared pursuant to Section 21100 or 21151 of the Public Resources Code for a

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development project defined in subdivision (c) and all of the following conditions are met:

(A) At least 49 percent of the units in the development project are affordable to very low or low-income households, as defined by Sections 50105 and 50079.5 of the Health and Safety Code, respectively. Rents for the lower income units shall be set at an affordable rent, as that term is defined in Section 50053 of the Health and Safety Code, for at least 30 years. Owner-occupied units shall be available at an affordable housing cost, as that term is defined in Section 50052.5 of the Health and Safety Code.

(B) Prior to the application being deemed complete for the development project pursuant to Article 3 (commencing with Section 65940), the lead agency received written notice from the project applicant that an application has been made or will be made for an allocation or commitment of financing, tax credits, bond authority, or other financial assistance from a public agency or federal agency, and the notice specifies the financial assistance that has been applied for or will be applied for and the deadline for application for that assistance, the requirement that one of the approvals of the development project by the lead agency is a prerequisite to the application for or approval of the application for financial assistance, and that the financial assistance is necessary for the project to be affordable as required pursuant to subparagraph (A).

(C) There is confirmation that the application has been made to the public agency or federal agency prior to certification of the environmental impact report.

(4) Sixty days from the date of adoption by the lead agency of the negative declaration, if a negative declaration is completed and adopted for the development project.

(5) Sixty days from the determination by the lead agency that the project is exempt from the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code), if the project is exempt from that act.

(b) This section does not preclude a project applicant and a public agency from mutually agreeing in writing to an extension of any time limit provided by this section pursuant to Section 65957.

(c) For purposes of paragraphs (2) and (3) of subdivision (a) and Section 65952, "development project" means a use consisting of either of the following:

(1) Residential units only.

(2) Mixed-use developments consisting of residential and nonresidential uses in which the nonresidential uses are less than 50 percent of the total square footage of the development and are limited to neighborhood commercial uses and to the first floor of buildings that are two or more stories. As used in this paragraph, "neighborhood commercial" means small-scale general or specialty stores that furnish goods and services primarily to residents of the neighborhood.

(d) For purposes of this section, "lead agency" and "negative declaration" have the same meaning as defined in Sections 21067 and 21064 of the Public Resources Code, respectively.

(e) This section shall become operative on January 1, 2025.

SEC. 13. Chapter 12 (commencing with Section 66300) is added to Division 1 of Title 7 of the Government Code, to read:

CHAPTER 12. Housing Crisis Act of 2019

66300. (a) As used in this section:

(1) (A) Except as otherwise provided in subparagraph (B), "affected city" means a city, including a charter city, that the Department of Housing and Community Development determines, pursuant to subdivision (e), is in an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) Notwithstanding subparagraph (A), "affected city" does not include any city that has a population of 5,000 or less and is not located within an urbanized area, as designated by the United States Census Bureau.

(2) "Affected county" means a census designated place, based on the 2013-2017 American Community Survey 5-year Estimates, that is wholly located within the boundaries of an urbanized area, as designated by the United States Census Bureau.

(3) Notwithstanding any other law, "affected county" and "affected city" includes the electorate of an affected county or city exercising its local initiative or referendum power, whether that power is derived from the

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California Constitution, statute, or the charter or ordinances of the affected county or city.

(4) "Department" means the Department of Housing and Community Development.

(5) "Development policy, standard, or condition" means any of the following:

(A) A provision of, or amendment to, a general plan.

(B) A provision of, or amendment to, a specific plan.

(C) A provision of, or amendment to, a zoning ordinance.

(D) A subdivision standard or criterion.

(6) "Housing development project" has the same meaning as defined in paragraph (2) of subdivision (h) of Section 65589.5.

(7) "Objective design standard" means a design standard that involve no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal of an application.

(b) (1) Notwithstanding any other law except as provided in subdivision (i), with respect to land where housing is an allowable use, an affected county or an affected city shall not enact a development policy, standard, or condition that would have any of the following effects:

(A) Changing the general plan land use designation, specific plan land use designation, or zoning of a parcel or parcels of property to a less intensive use or reducing the intensity of land use within an existing general plan land use designation, specific plan land use designation, or zoning district below what was allowed under the land use designation and zoning ordinances of the affected county or affected city, as applicable, as in effect on January 1, 2018, except as otherwise provided in clause (ii) of subparagraph (B). For purposes of this subparagraph, "less intensive use" includes, but is not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing.

(B) (i) Imposing a moratorium or similar restriction or limitation on housing development, including mixed-use development, within all or a portion of the jurisdiction of the affected county or city, other than to specifically protect against an imminent threat to the health and safety of persons residing in, or within the immediate vicinity of, the area subject to the moratorium or for projects specifically identified as existing restricted affordable housing.

(ii) The affected county or affected city, as applicable, shall not enforce a zoning ordinance imposing a moratorium or other similar restriction on or limitation of housing development until it has submitted the ordinance to, and received approval from, the department. The department shall approve a zoning ordinance submitted to it pursuant to this subparagraph only if it determines that the zoning ordinance satisfies the requirements of this subparagraph. If the department denies approval of a zoning ordinance imposing a moratorium or similar restriction or limitation on housing development as inconsistent with this subparagraph, that ordinance shall be deemed void.

(C) Imposing or enforcing design standards established on or after January 1, 2020, that are not objective design standards.

(D) Except as provided in subparagraph (E), establishing or implementing any provision that:

(i) Limits the number of land use approvals or permits necessary for the approval and construction of housing that will be issued or allocated within all or a portion of the affected county or affected city, as applicable.

(ii) Acts as a cap on the number of housing units that can be approved or constructed either annually or for some other time period.

(iii) Limits the population of the affected county or affected city, as applicable.

(E) Notwithstanding subparagraph (D), an affected county or affected city may enforce a limit on the number of approvals or permits or a cap on the number of housing units that can be approved or constructed if the

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APPENDIX W0 (Continued)

9/20/2019

Today's Law As Amended

provision of law imposing the limit was approved by voters prior to January 1, 2005, and the affected county or affected city is located in a predominantly agricultural county. For the purposes of this subparagraph, "predominantly agricultural county" means a county that meets both of the following, as determined by the most recent California Farmland Conversion Report produced by the Department of Conservation:

(i) Has more than 550,000 acres of agricultural land.

(ii) At least one-half of the county area is agricultural land.

(2) Any development policy, standard, or condition enacted on or after the effective date of this section that does not comply with this section shall be deemed void.

(c) Notwithstanding subdivisions (b) and (f), an affected county or affected city may enact a development policy, standard, or condition to prohibit the commercial use of land that is designated for residential use, including, but not limited to, short-term occupancy of a residence, consistent with the authority conferred on the county or city by other law.

(d) Notwithstanding any other provision of this section, both of the following shall apply:

(1) An affected city or an affected county shall not approve a housing development project that will require the demolition of residential dwelling units unless the project will create at least as many residential dwelling units as will be demolished.

(2) An affected city or an affected county shall not approve a housing development project that will require the demolition of occupied or vacant protected units, unless all of the following apply:

(A) (i) The project will replace all existing or demolished protected units.

(ii) Any protected units replaced pursuant to this subparagraph shall be considered in determining whether the housing development project satisfies the requirements of Section 65915 or a locally adopted requirement that requires, as a condition of the development of residential rental units, that the project provide a certain percentage of residential rental units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households, as specified in Sections 50079.5, 50093, 50105, and 50106 of the Health and Safety Code.

(iii) Notwithstanding clause (i), in the case of a protected unit that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power, and that is or was occupied by persons or families above lower income, the affected city or affected county may do either of the following:

(I) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years.

(II) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit is replaced. Unless otherwise required by the affected city or affected county's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(B) The housing development project will include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years.

(C) Any existing residents will be allowed to occupy their units until six months before the start of construction activities with proper notice, subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1.

(D) The developer agrees to provide both of the following to the occupants of any protected units:

(i) Relocation benefits to the occupants of those affordable residential rental units, subject to Chapter 16 (commencing with Section 7260) of Division 7 of Title 1.

(ii) A right of first refusal for a comparable unit available in the new housing development affordable to the household at an affordable rent, as defined in Section 50053 of the Health and Safety Code, or an affordable housing cost, as defined in 50052.5.

(E) For purposes of this paragraph:



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APPENDIX W0 (Continued)

9/20/2019

Today's Law As Amended

- (i) "Equivalent size" means that the replacement units contain at least the same total number of bedrooms as the units being replaced.
- (ii) "Protected units" means any of the following:
- (I) Residential dwelling units that are or were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the past five years.
 - (II) Residential dwelling units that are or were subject to any form of rent or price control through a public entity's valid exercise of its police power within the past five years.
 - (III) Residential dwelling units that are or were occupied by lower or very low income households within the past five years.
 - (IV) Residential dwelling units that were withdrawn from rent or lease in accordance with Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 within the past 10 years.
- (iii) "Replace" shall have the same meaning as provided in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65915.
- (3) This subdivision shall not supersede any objective provision of a locally adopted ordinance that places restrictions on the demolition of residential dwelling units or the subdivision of residential rental units that are more protective of lower income households, requires the provision of a greater number of units affordable to lower income households, or that requires greater relocation assistance to displaced households.
- (4) This subdivision shall only apply to a housing development project that submits a complete application pursuant to Section 65943 on or after January 1, 2020.
- (e) The Department of Housing and Community Development shall determine those cities and counties in this state that are affected cities and affected counties, in accordance with subdivision (a) by June 30, 2020. The department may update the list of affected cities and affected counties once on or after January 1, 2021, to account for changes in urbanized areas or urban clusters due to new data obtained from the 2020 census. The department's determination shall remain valid until January 1, 2025.
- (f) (1) Except as provided in paragraphs (3) and (4) and subdivisions (h) and (i), this section shall prevail over any conflicting provision of this title or other law regulating housing development in this state to the extent that this section more fully advances the intent specified in paragraph (2).
- (2) It is the intent of the Legislature that this section be broadly construed so as to maximize the development of housing within this state. Any exception to the requirements of this section, including an exception for the health and safety of occupants of a housing development project, shall be construed narrowly.
- (3) This section shall not be construed as prohibiting the adoption or amendment of a development policy, standard, or condition in a manner that:
- (A) Allows greater density.
 - (B) Facilitates the development of housing.
 - (C) Reduces the costs to a housing development project.
- (D) Imposes or implements mitigation measures as necessary to comply with the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).
- (4) This section shall not apply to a housing development project located within a very high fire hazard severity zone. For purposes of this paragraph, "very high fire hazard severity zone" has the same meaning as provided in Section 51177.
- (g) This section shall not be construed to void a height limit, urban growth boundary, or urban limit established by the electorate of an affected county or an affected city, provided that the height limit, urban growth boundary, or urban limit complies with subparagraph (A) of paragraph (1) of subdivision (b).
- (h) (1) Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code.

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9/20/2019

Today's Law As Amended

(2) Nothing in this section supersedes, limits, or otherwise modifies the requirements of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). For a housing development project proposed within the coastal zone, nothing in this section shall be construed to prohibit an affected county or an affected city from enacting a development policy, standard, or condition necessary to implement or amend a certified local coastal program consistent with the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code).

(f) (1) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use if the city or county concurrently changes the development standards, policies, and conditions applicable to other parcels within the jurisdiction to ensure that there is no net loss in residential capacity.

(2) This section does not prohibit an affected county or an affected city from changing a land use designation or zoning ordinance to a less intensive use on a site that is a mobilehome park, as defined in Section 18214 of the Health and Safety Code, as of the effective date of this section, and the no net loss requirement in paragraph (1) shall not apply.

(j) Notwithstanding subdivisions (b) and (f), this section does not prohibit an affected city or an affected county from enacting a development policy, standard, or condition that is intended to preserve or facilitate the production of housing for lower income households, as defined in Section 50079.5 of the Health and Safety Code, or housing types that traditionally serve lower income households, including mobilehome parks, single-room occupancy units, or units subject to any form of rent or price control through a public entity's valid exercise of its police power.

66301. This chapter shall remain in effect only until January 1, 2025, and as of that date is repealed.

SEC. 14. The Legislature finds and declares that the provision of adequate housing, in light of the severe shortage of housing at all income levels in this state, is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, the provisions of this act apply to all cities, including charter cities.

SEC. 15. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution for certain costs that may be incurred by a local agency or school district because, in that regard, this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

However, if the Commission on State Mandates determines that this act contains other costs mandated by the state, reimbursement to local agencies and school districts for those costs shall be made pursuant to Part 7 (commencing with Section 17500) of Division 4 of Title 2 of the Government Code.

SEC. 16. The provisions of this act are severable. If any provision of this act or its application is held invalid, that invalidity shall not affect other provisions or applications that can be given effect without the invalid provision or application.

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APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I24. JOHNSTON

Comment Letter I24

From: Phil Johnston <pfjohnston@runbox.com>
Sent: Friday, September 20, 2019 7:06 AM
To: Phil Johnston
Cc: John Muller; City Council; Planning-Planning Commission; Planning Web; Robert Dmohowski
Subject: Proposed North River Farms project - Flooding Risk Henshaw Dam
Attachments: Flooding Risk from Henshaw Dam2- NRF .docx

Warning: External Source

Dear City Attorney and City Council Members-

Attached is a letter regarding the proposed North River Farms project. I am concerned that the risk to public safety if Henshaw Dam were to fail is not adequately or properly addressed in the FEIR.

Please open and read.

Thank you,

Phil Johnston

1544 Sleeping Indian Road

Oceanside / Fallbrook CA 92028

I24-1

APPENDIX W0 (Continued)

19 September, 2019

Dear City Attorney and City Council Members-

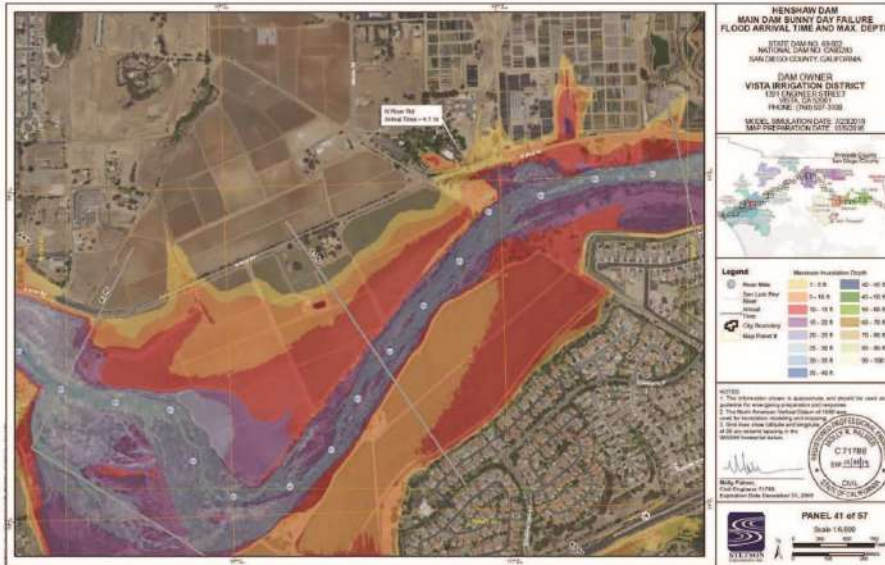
This is regarding the proposed North River Farms Housing Development (NRF), specifically the risk of flooding due to failure of the Henshaw Dam.

|24-2

The downstream hazard for Henshaw Dam is classified by the California Division of Safety of Dams (DSOD) as “Extremely high”. This is a serious public safety concern which requires serious evaluation. Unfortunately, that is not happening in the NRF FEIR.

|24-3

Below is an Inundation Map prepared in 2018 for the California Division of Safety of Dams. The majority of the proposed NRF development located south of N. River Road is in a possible flooding area in the event of a failure of Henshaw Dam. The light-yellow colored band shows the area of 1 to 5 feet of flooding. The red band indicates 10 to 20 feet of flooding.



|24-4

The NRF applicant has provided two separate descriptions of the flooding risk due to a failure of Henshaw Dam, first in the EIR and then a revised description in the FEIR. Both descriptions incorrectly dismiss the flooding risk in the NRF area. Neither description is supported by a technical evaluation. Both of the applicant’s descriptions are in fundamental disagreement with the high-quality 2018 evaluation provided by the DSOD above. Their most recent description (<https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=49210> see p. 4.10-17) refers to Figure PS-10 in the General Plan, which is a regional sketch, totally inappropriate for a

|24-5

|24-6

APPENDIX W0 (Continued)

technical interpretation. The text claims the DSOD data is not available, this is untrue, I had already obtained and provided this data to the City of Oceanside Planning Department.

↑ 124-6
| Cont.

I am astonished that the NRF project approval process is being allowed to proceed, as if the excellent DSOD evaluation shown above simply does not exist.

| 124-7

The above map can be found starting at this website <https://fnds.water.ca.gov/maps/damim/>. A very good 145 page FEMA document on the subject of Inundation Mapping Associated with Dam Incidents and Failures (FEMA P-946) is at this website <https://www.fema.gov/media-library/assets/documents/34193>. This is a Guideline which describes the proper process for evaluating flooding risk due to dam failure. The contrast between this Guideline and what is in the NRF FEIR document could not be more glaring.

| 124-8

Please let me know if you have any trouble finding this data, or if any of this needs further explanation. I would be happy to help.

| 124-9

Respectfully,

Phil Johnston
1544 Sleeping Indian Road
Oceanside / Fallbrook CA 92028

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I25. HOWE

Comment Letter I25

From: bruce howe <zumaque42@yahoo.com>
Sent: Friday, September 20, 2019 11:10 AM
To: Robert Dmohowski; Planning-Planning Commission; Planning Web
Subject: Fw: NORTH RIVER FARMS FINAL EIR

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

The Final EIR will still start the dominoe effect that will wipe out the agricultural nature of South Morro Hills. It will result in sprawl development which will have negative impacts on the taxes all citizens of Oceanside pay as well as quality of life.

I I25-1

GROWTH INDUCEMENT

This project is not located in a Smart Growth Area. The site is not needed to satisfy the City's housing demand.

I I25-2

When other DEVELOPERS see \$50,000,000 can be made from less than 200 acres of land it will be the first of many developments and a PRECEDENT will have been set. An area that now has about 400 residents will add 2000 residents with the North River Farms Project and over 30,000 residents will be the end result.

I I25-3

Does Oceanside have the Public Services for this population increase?

I I25-4

Respectfully,

William Howe
686 Sleeping Indian Road

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I26. GREEN

Comment Letter I26

To: Honorable Mayor and City of Oceanside Councilmembers

From: Karen Green, South Morro Hills Resident, Oceanside

September 22, 2019

Subject: "North River Farms (NRF)" Development Project

I have attended Public Scoping meetings, Planning Commission Meeting, City Council Meeting, and have previously submitted comments at above-mentioned meetings as well as in writing during the Public Scoping and draft EIR comment phases of the subject project. In all cases, I have expressed concern that this project is out of scale (density) and character for the Morro Hills community and have urged the City to not grant the zoning and General Plan amendments to allow Integral's plan to bring high density development into our farming community.

Key issues that continue to remain with the project, despite the recent changes to the EIR, include:

- NRF development does not conform to the City's General Plan zoning and policies for conserving agriculture in Morro Hills.
- The proposed mitigation for traffic impacts on North River Road (NRR) is inadequate for reducing the significance of impacts to residents of Morro Hills. North River Road improvements would need to address the entire length of the road, not just in front of the proposed development, otherwise there is the potential for traffic bottlenecks where the improvements end.
- The proposed mitigation for fire hazard impacts does not adequately address the increase in fire evacuation hazard to existing residents due to inadequacies of traffic mitigation for North River Road, which part of the evacuation route for local residents as well as a secondary evacuation route for Fallbrook. This route was the primary evacuation route during the recent Lilac fire.
- NRF will result in the permanent loss of prime agricultural land that generates jobs and local food. The proposed mitigation for loss of prime farmland and scenic corridor is inadequate.
- NRF will have irreversible, long-term and cumulative impacts on the Morro Hills agricultural community, environment along the San Luis Rey River valley, and long-term jobs related to agriculture and agritourism. NRF undermines the City's goal to achieve a balanced ratio of jobs to housing.
- NRF is inconsistent with community efforts to increase Agritourism and its related jobs and income in Morro Hills.
- Short-term fees obtained for the NRF project are not adequate to protect existing residents from higher taxes or the City from deficits to address short-falls associated with inadequate mitigation of impacts to traffic, public safety, and cumulative significant impacts.
- NRF does not provide public benefits to offset the inadequate mitigation for its significant impacts or its fair share of the very real cumulative impacts associated with growth inducement of agricultural lands in Morro Hills.

A development of the magnitude proposed by Integral should be located within a Smart Growth area (as identified on SANDAG's North County Sub-region Smart Growth Concept Map), not within a rural farming community.

I urge the City Council to uphold and reinforce our zoning and General Plan policies for Morro Hills, the last remaining agricultural land west of I-15 in all of San Diego County. I also request that the City Council to not direct staff resources or budget any further on the proposed project. Please deny this project!!!

I26-1

I26-2

I26-3

I26-4

I26-5

I26-6

I26-7

I26-8

I26-9

I26-10

I26-11

APPENDIX W0 (Continued)

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I27. MARTINEK

Comment Letter I27

DENNIS MARTINEK, Ph.D.
1537 Sleeping Indian Road

Fallbrook, California 92028

September 19, 2019

Mr. Robert Dmohowski
Oceanside Planning Department
300 N. Coast Highway
Oceanside, CA 92054

RE: Comments on the Re-released EIR for North River Farms

Dear Mr. Dmohowski:

The changes to the North River Farms project do not alter the reasonable conclusion that the project will have unmitigable environmental, safety, and financial impacts on Oceanside's residents. In addition to the several significant environmental impacts pointed out in the EIR's conclusions that remain significant and unavoidable despite the proposed mitigation measures (**growth inducement, transportation, and traffic**), the following areas are inadequately addressed:

I27-1

The project conflicts with the following General Plan, Public Safety, and Good Planning Issues:

- 1. Public Safety – Flooding.** A significant portion of the project is located in the San Luis Rey River Flood Plain. The specific area in which the project is proposed has a history of severe flooding. In the past 40 years, the river has overflowed its banks at least three times and destroyed portions of North River Road, Melba Bishop Park, and the homes on Stallion Drive. As the Public Safety Element of the City's general Plan points out, "The severity of damage is often directly proportional to the intensity and density of development and the proximity of the development to the hazard source." Any development south of North River Road is in direct conflict with the Public Safety Element policies.
- 2. Public Safety – Fire.** The risk of fire is another safety issue that would be increased by the development of North River Farms. As the Public Safety Element states, "The danger of fire is probably the most severe hazard faced by residents of Oceanside." It also identifies one of the primary factors that contribute to the brushfire threat is development pattern, "Brush fire hazards are high when in proximity to residential development." In view of the recent dangers posed by the Lilac fire and the extreme difficulty in evacuating the area because of the limitations of North River Road,

I27-2

I27-3

Phone / Fax 760 - 941 - 1876 ~ Cell: 760 - 519 - 1875

APPENDIX W0 (Continued)

Vandegrift, and College Boulevard, careful analysis should be made of the risks to the community by the significant increase in traffic caused by North River Farms.

↑ 127-3
Cont.

3. **Balanced Land Use** – The project conflicts with the General Plan Policy identifying the long-term value of having a balance of land uses including agricultural. This balance promotes a more efficient community. It encourages “smart growth” and lessens the impact on the circulation system. Local agriculture is a benefit to the community that should not be ignored. The project will result in prime agricultural land being lost forever.
4. **Land Use Compatibility** – The proposed project conflicts with the General Plan’s policy of avoiding conflicts in use. Placing a high density residential project in an agricultural zone creates problems for farmers trying to carry out their business. The San Diego Farm Bureau recommends a minimum 300-foot buffer between farms and other uses. The North River Farms project will result in conflict between farmers and home owners.
5. **Conservation of Agricultural Lands** – The City’s Land Use Element (Section 2.5) states a policy, “To identify, conserve and enhance Oceanside’s agricultural areas.” The land impacted by this project is designated as “prime” agricultural land. A comprehensive analysis of the impacts of the loss of Oceanside’s farmland should be required. Appendix G of CEQA Land Evaluation and Site Assessment (LESA) provides a systematic method of determining impacts to prime agricultural land. The DEIR should include a comprehensive LESA analysis of the impacts of converting this prime agricultural land to other uses. This analysis needs to be done both for the project, and for the cumulative impacts of potentially converting all of the agricultural land in South Morro Hills to other uses.
6. **Smart Growth** – The North River Farms project is sprawl development that will result in higher taxes for Oceanside’s residents to finance services and infrastructure required by the project.
7. **Conflict with Plans for Agri-tourism** – NRF conflicts with Oceanside’s current General Plan and the Draft Agri-tourism Plan. It is a sprawl housing development that will result in the permanent loss of prime agricultural land.

127-4

127-5

127-6

127-7

127-8

I appreciate your work in making Oceanside a better place to live.

Sincerely,

Dennis Martinek

Dennis Martinek, Ph.D.

Phone / Fax 760 - 941 - 1876 ~ Cell: 760 - 519 - 1875

APPENDIX W0 (Continued)

I28. FLINN

Comment Letter I28

From: David Flinn <flinn_david@yahoo.com>
Sent: Tuesday, September 24, 2019 12:08 PM
To: Robert Dmohowski; Christopher Rodriguez; Jack Feller; Peter Weiss; Ryan Keim; Esther Sanchez
Subject: NO on Integral high density housing
Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

To Oceanside City Council,

North River Farms high density housing project is UNACCEPTABLE under our General Plan and Zoning Ordinance.

I 128-1

The concessions offered by the developer for increased traffic do not solve the problems that their additional high density dwelling units will bring to the rural community of South Morro Hills and the city of Oceanside. North River Farms high density housing project is not contributing to any future development infrastructure. This is why an updated Vision Plan is necessary.

I 128-2

South Morro Hills and Oceanside residents deserve a better plan that will enhance our agricultural belt. Integral is a slick marketing company. With all their money, smooth talk and pretty drawings, if you allow it, will never look like their pretty pictures. It will be a subdivision with walls, houses, and no farmable land. Integral is attempting to say that their North River Farms high density housing project will be a benefit to the City and to South Morro Hills.

I 128-3

None of the benefits they offer can justify approving this housing project as designed!

I 128-4

North River Farms housing project is too dense, the farm plots are too small to be successfully farmed, the hotel and commercial space are not set in stone. The hotel and commercial space are held open so that they can come back and apply for more dwelling units at a later date.

I 128-5

There is a lot of creative writing in North River Farms housing project proposal.

Oceanside City Staff is against the North River Farms high density housing project.

I 128-6

Our highly trained City Staff has actually read and understands the North River Farms high density housing project proposal.

Long before the North River Farms high density housing project proposal, the City Staff had been working together with the South Morro Hills Association (SMHA) on an AgriVision Plan that includes the Agritourism opportunities that have already been approved by Council. This will be an updated vision plan that encompasses the entire 3500 acres of South Morro Hills. This vision plan will consider additional infrastructure necessary for future development balance between Agritourism, possible 2.5 acre homesites, and agriculture.

I 128-7

Integral is trying to push their high density housing project through to entitlement before our AgriVision is in place and before the City knows what the future infrastructure costs will be. They are proposing to use up over half of the

I 128-8

APPENDIX W0 (Continued)

infrastructure available for the entire 3500-acres of South Morro Hills. An updated Vision Plan is necessary prior to any development in South Morro Hills.

Do not allow this slick developer to dictate the future of South Morro Hills!

David and Laura Flinn
Oceanside Voters
South Morro Hills Residents

↑ 128-8
| Cont.
| 128-9

APPENDIX W0 (Continued)

I29. SHEFT

Comment Letter I29

From: Florence Scheft <fscheft@gmail.com>
Date: September 24, 2019 at 5:50:15 PM PDT
To: Council@oceansideca.org
Subject: North River Farm Project

Warning: External Source

I object to this project on many accounts. This was first such a deceptive written proposal. Many people didn't read it correctly and voted something they didn't want. I had to read it a couple times to figure it out. Unfair

What is the solution for the traffic it will create? It was a disaster during the fire evacuation in that area. Much less the city is the worst in clearing brush that is a fire hazard. There is plenty right around there on College which all those years paying for the bridge should cover. It's sad how we get sold out by the builders and the city's dollar signs.

Lynn Scheft

Sent from my iPhone

I29-1

I29-2

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I30. OCHS

Comment Letter I30

From: ochs.m@sbcglobal.net
Sent: Wednesday, September 25, 2019 9:53 AM
To: Planning Web; Planning-Planning Commission; City Council
Cc: Robert Dmohowski; 'Larry Balma'
Subject: North River Farms Revised submittal Comments (Resubmitted with changes)

Warning: External Source

Honorable City Council,

The revised Development proposal known as North River Farms, now submitted as a "Planned Development", requiring zoning amendments and General plan amendments, should be denied. The project continues to be non-conforming and lacks any attributes overriding the concerns brought forth, Twice, by the City Planning Department and concurred by your city Planning Commission in their recommendation to deny the original application(s) to the city of Oceanside. The request for this development as currently submitted provides no additional offer or benefit to the City of Oceanside and its residents beyond the mitigation efforts that will be part of the findings and requirement disclosed in BOTH the D.E.I.R. and F.E.I.R.!

I30-1

In utilizing the designation as a Planned Development, the description offered in Zoning ordinance article 17 section 1701, states "insure orderly and thorough planning and review procedures that will result in quality Urban developments". By description this Project should not come forward to the City council as a Planned development until the zoning has been changed from its current Agricultural designation. To move concurrently with this zoning change as well as the "General Plan amendment" makes assumptions and restricts appropriate city staff review and convolutes orderly process required in proposal review.

I30-2

Moving forward with the current proposal, without a completed focused review and incorporation of the Agritourism plan currently being refined and moving forward through city staff and South Morro Hills association / residents, will not be working in good faith with your constituents. This important aspect of maintaining a diverse landscape of interest, within the existing zoning while providing a clustered housing offering, will be a much preferred gateway into our city.

I30-3

The current proposed North River Farms project will further impact and compromise the North River corridor if allowed to reduce North River Road from a "Major Arterial" to a "Secondary arterial"

I30-4

The current proposed design of North River Road is providing a storm drainage system accumulating at the center median and discharging into the San Luis Rey river. This design has the potential for failure and the potential to store many thousands of gallons of water. If this scenario occurs, a designated major exit corridor may become impassible. Suggestions by city staff should revise the plan to move the accumulating runoff to the outer roadway from a raised center median. Allowing the roadway to stay above the water level allowing continued evacuation.

I30-5

North River Farms does not fall within a mass transit corridor and although the north county transit station lies within a mile of proposed entrances to the proposed site, there is no parking offered at the transit station or transportation (shuttle, carpooling etc.) offered in the support of pedestrian transit ridership.

I30-6

Multiple Habitat Conservation Zone "Agricultural exclusion zone" status is only provide and designated to the project area as long as existing habitats are not removed. Further study will be required to ensure these habitat areas remain.

I30-7

North River Farms' sustainability "Green operations" ignores the utilization of recycled water.

I30-8

North River Farms' "Energy conservation" offers "Solar ready rooftops". Pre-determined panel arrays and mounting should be all inclusive, as well as infrastructure placement. These important compliance measures should be reflected in the pricing of each dwelling unit.

I30-9

Section 2.1 of the proposal "Surrounding land use" describes the proposed project area as "with the exception of the commercial agriculture to the south, the planned area does not border "any existing agricultural operation."

I30-10

APPENDIX W0 (Continued)

<p>While it may not currently border commercial agriculture, it is squarely within commercial agriculture, as the proposed project areas is now and has been for many years commercially invested in Agriculture. To submit this divisive mis-stated fact to the City council is irresponsible and misleading. This lack of integrity clearly indicates that all presented facts or assumptions require a complete review for accuracy.</p>	↑ 130-10 Cont.
<p>The proposed fire station within the proposed development has now changed to "<u>Dedication of land</u> for development of a permanent (instead of interim) fire station at the project site, in addition to the applicant's prior commitment to fund its ongoing operations". This statement while seemingly a generous change, may actually be a reduction from the original offer. The land would have been included to facilitate the building of the station, no change. The construction and outfitting of the station has now gone silent.</p>	 130-11
<p>As with many proposed contributions to the city, for the approval of the project by North River Farms (Integral). The fact remains that this project once approved will change ownership and city staff will be burdened (without oversight) by requests to remove approval promises to keep the project viable. All promised contributions and mitigating offers should be monetized and bonding put in place by North River Farms to ensure all promised /required investments will be realized.</p>	 130-12
<p>Parking in the "Riverside Village" area states .75 spaces per dwelling unit. And the community areas (farmers market, educational opportunities and commercial offerings) has only street parking identified. These proposed parking deficiencies will render gridlock in the public areas and multi-family dwelling offerings if left at this impractical level.</p>	 130-13
<p>The insurmountable conflicts, negative resulting impacts (infrastructure, traffic and precedential effect) and lack of need for this project, clearly provides the Council obvious direction and responsibility to deny this premature development request. North River Farms project approval as submitted will only bring irreversible, long term and cumulative impacts in South Morro Hills to our environment, our safety and long term jobs related to agriculture and Agritourism.</p>	 130-14
<p>I would think that Integral Management would bring the City of Oceanside a much more compelling proposal that would offer much more.</p>	 130-15
<ol style="list-style-type: none"> 1. Infrastructure improvements (Sewer, reclaimed water, storm drain and offsite improvements) should be solely the burden of the developer without the suggested repayment by future downstream development. 	 130-16
<ol style="list-style-type: none"> 2. Any "Community Facility District" should be solely the burden of the Developer. Insurance and management of this district should be offered as a compelling component for the Development consideration. 	 130-17
<ol style="list-style-type: none"> 3. Affordable housing should be included in the project. No consideration should be given to alternative options and complete transparency revealing all cost to acquire a dwelling unit in the Riverside village, before any approval consideration is given. 	 130-18
<ol style="list-style-type: none"> 4. Green House Gases should be mitigated by design and reduced by building limitations, not solely by purchase of carbon off sets. 	 130-19
<ol style="list-style-type: none"> 5. Agricultural mitigation should not be achieved through purchase of agricultural conservation easements in other county locations. Mitigation should replace the 176.64 acres within the Oceanside city limits. 	 130-20
<ol style="list-style-type: none"> 6. Native America artifacts were completely overlooked in the Draft E.I.R and movement forward should include oversight by a third party during any earth movement or excavation, to identify any and all artifacts discovered and a plan be in place to relocate all artifacts to a designated location onsite in <u>respect for and in tribute to all tribal ancestry!</u> 	 130-21
<ol style="list-style-type: none"> 7. Vested rights duration. If the Planned Development is considered viable, It should be limited to a maximum term of five years, as projected by the developer in the estimated timeline to complete the phasing. Going beyond this duration restricts the City of Oceanside of it right to review all projects completely with unrestricted discretion. 	 130-22
<ol style="list-style-type: none"> 8. Traffic impacts heading east from the project have been completely ignored. North River Road should be improved, widened until reaching Highway 76. Path of travel as submitted on figure 1-2 incorrectly indicates Wilshire Road a completed path of travel, when in fact it is a dead end street. Sleeping Indian Road is left completely off of the map, even though it and North River road comprise a critical corridor for emergency fire and disaster exiting, negatively impacted by the constraints and obstacles introduced by North River Farms. 	 130-22
<p>Again, Please deny the request for any movement forward on the North River Farms proposal. To do otherwise would be premature and may/will have negative long term consequences regarding this project as well as similar submittals to City staff and Council.</p>	 130-10

APPENDIX W0 (Continued)

Respectfully,
Mark Ochs
Sleeping Indian Road

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I31. OCHS

Comment Letter I31

From: ochsmail@sbcglobal.net
Sent: Tuesday, September 24, 2019 9:05 PM
To: Robert Dmohowski
Cc: 'Larry Balma'
Subject: Comment against North River Farms Revised Development Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Dear Oceanside City Council,

Moving forward with the current proposal, without a completed focused review and incorporation of the Agri Tourism plan currently being refined and moving forward through city staff and South Morro Hills association / residents, will not be working in good faith with your constituents. This important aspect of maintaining a diverse landscape of interest, within the existing zoning while providing a clustered housing offering will be a much preferred gateway into our city.

I31-1

In utilizing the designation as a Planned Development, the description offered in Zoning ordinance article 17 section 1701, states "insure orderly and thorough planning and review procedures that will result in quality Urban developments". By description this Project should not come forward to the City council as a Planned development until the zoning has been changed from its current Agricultural designation. To move concurrently with this zoning change as well as the "General Plan amendment" makes assumptions and restricts appropriate city staff review and convolutes orderly process required in proposal review.

I31-2

My family has owned our home on 3 acres in South Morro Hills since 1984. We have supported our community and paid our taxes with commitment for the best of Oceanside and our neighborhood.

Now, my husband and I, both 4th generation Californians, have to present ourselves before our own City Council to remind them that our Oceanside homeowner interests should be considered above an out of state developer desiring to change a longtime Zoning status to build over 10 times the current legal zoning limit on North River Road.

For over a year you have heard from Oceanside homeowners within a large radius of this proposed disaster. All have reminded you of the traffic nightmare, impact on community services and overall physical danger that YOU WILL be placing on your own Oceanside community. This national developer does not and will not live here.

I31-3

In our 60 plus years, my husband and I can count over ten California communities we have lived in. While all good, NEVER, have we lived in a community with the level of pure joy that we and our neighbors share about living here in Oceanside's South Morro Hills. It is beautiful and we are working hard to develop ways to share it with others through our Agritourism efforts.

AND this is despite the high cost of water and electricity and the fear of being trapped escaping a fire on only two lane roads that includes North River Road.

I31-4

APPENDIX W0 (Continued)

You must recognize the NRF project is all crisp marketing and trigger themes designed to get people outside of our neighborhood area to support.

There is no support from the Oceanside neighborhood that will be forever changed.

I hope this letter will help you to further consider the impact of this project on the community you serve and I ask that you **DENY the PROPOSED Development Proposal presented by North River Farms.**

|31-5

Sharon Sinclair Ochs
Sleeping Indian Road

Sent from [Mail](#) for Windows 10

APPENDIX W0 (Continued)

I32. PETERSON

Comment Letter I32

City Council Members, please deny the North River Farms Project.

NRFs is inconsistent with smart growth policies. It is a sprawl project that will result in higher taxes for existing residents. Loss of Prim agricultural land.

I 132-1

It will negatively impact efforts to increase agritourism.

I 132-2

It will result in future liability for the the City for allowing the building of houses and other structures in a flood plain. I was a resident that saw the river come right to the corner of the Melba Bishop Park.

I 132-3

In addition to no updated SMHs Vision Plan. There are all the arguments that you have heard before but I'd like a share one you might not have considered:

I 132-4

During the last (of many) evacuations we experienced in the years I lived there, I had picked up an elderly friend on my way out. She was 95 years old and needed to get out, although it took a little convincing her, while I was scooping up her meds and a few things. It was dark by that time and we slowly joined the procession down Sleeping Indian. We finally got on North River Road and could go no further because of the traffic congestion. As we sat there for what seemed forever, I prayed that the fire wouldn't catch up to us and I wouldn't die not being able to care for my dying friend.

I 132-5

It wouldn't matter if North River Road had four lanes if the traffic on the roads it feeds in to are completely congested. It's all very well to talk about future solutions, but since that fire there has been considerable development in Oceanside already so the traffic is even worse. We're way behind solutions.

I 132-6

There are so many arguments against the NRF development and so much opposition to it that I ask you not to go out on a limb and approve it. It honestly appears to me that irresponsibly approving this unnecessary, unwanted, possibly illegal and dangerous plan could make the Council liable for the deaths of residents of SMHs should they be unable to escape from future fires.

I 132-7

Andrea Peterson
000 Indian Trail Drive
Fallbrook, CA 92028

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I33. DISHAROON

Comment Letter I33

September 25, 2019

City of Oceanside Mayor and Council Members
300 North Coast Hwy
Oceanside, CA 92054

Re: Public notice of the availability recirculation of the final environmental impact report for the North River Farms Planned Development Plan (NRFPDP) (SCH # 2017111069) and Oceanside City Council meeting and vote on the NRFPDP proposal, TBD, Fall 2019.

Dear Mayor and Council Members:

First, we would like to again take this opportunity to once again thank you for your time and efforts while serving our City.

During this coming Fall City Council meeting, and for the first time, you'll be reviewing while voting on one of Oceanside's and North County's more important development projects. Not only will the NRFPDP have immediate near term impacts for the adjacent Oceanside communities, it will also have far-reaching long-term development impacts for the City of Oceanside as a whole. While the applicant has provided project mitigation efforts and funds for future transit improvement projects that may, or may not, be built or used for this project, little traffic or land-use impact mitigation efforts have been made by the applicant since the Planning Commission last reviewed and rejected this project proposal.

The following comments will be focused on significant traffic, transit, and infrastructure impacts this project will have in and around our local and surrounding Oceanside communities.

In the fall of 2013 my wife and I moved to the Arrowood Homeowners Association from the La Jolla area. At that time, we routinely experienced daily commutes times of 15-20 minutes to access either the I-5 and I-15 freeways or the downtown Oceanside Transit Station. Today, those same commutes, regularly take, or exceed, 30-40+ minutes. In the time we've lived here, State Route 76 (SR-76) has become increasingly impacted by additional developments along its route. It has also seen a significant increase in traffic loads and flows related to CALTRAN's completion of the SR-76 highway improvements leading east to the I-15. During peak traffic times, it can routinely take two, and sometimes three, signal light changes to advance through this highway corridor. Traffic now routinely starts to backup starting at Sign Road and continues on to the I-5 interchanges.

Over the past five years CALTRAN's has also added needed safety features to the SR-76 corridor, although and unfortunately they stopped short of making the significant investments to aid in traffic flow mitigations. What is required is an Active Traffic Management System spanning this corridor and would require significant transit funds to implement. Equally disappointing is SANDAG's recent and ongoing proposed public transit expansion visions that potentially leave our part of North County communities out of the loop for future transit investments.

I33-1

I33-2

APPENDIX W0 (Continued)

This transit planning omission should be an ongoing concern to the Mayor, Council members, and our Oceanside Planning Commission as it may have long lasting impacts on future proposed development projects. If changes to this proposed vision are not addressed directly with SANDAG, we will all have to live in-perpetuity with the local transit infrastructures that is currently in-place. Think SR-78 without under and over passes, and dedicated on and off ramps.

I33-2
Cont.

The NRPDP will directly impose further traffic and transit impacts while straining the already inadequate roadway infrastructure currently in place. We're already experiencing level "E-F" intersection and roadway impacts at the required access routes to the proposed project. Even with the proposed developer paid "Fair Share" project infrastructure funds, the proposed traffic mitigation measures including a turn lane addition onto North River Road from Vandergrift Boulevard, lane restriping, signal light readjustments, etc., will be insufficient to resolve these and future traffic and transit issues. This project will also hasten the proposed level "D-E" intersections and roadways to become level "E-F" sooner rather than later. Furthermore, these increased roadway traffic and transit impacts will directly impact "decreased" levels in emergency services response times while increasing wildfire and other disaster evacuation times.

I33-3

Since the Planning Commission's hearing and review of the NRPDP on May 19th additional and significant traffic impacts have come to light. With a more detailed disclosure of Zephyr Partner's plans to develop the area of the former Oceanside drive-in theater along SR-76, this multiuse land development proposal will be adding 19,118 Additional Daily Trips (ADTs) to this roadway. This, in itself, is a significant additional impact to to an already impacted major roadway artery for this Oceanside area.

I33-4

As a past University Community Planning Group member, San Diego District 1, it was always important for us to consider requiring that the infrastructure and Facility Benefit Assessment funds be available, as outlined in the University Community General Plan, before allowing a major development to go forward to the San Diego City Council for a vote. It's unfortunate that the City of Oceanside has an outdated General Plan for current and future proposed developments. I urge you to require developers to deposit development funds necessary to implement any and all required infrastructure upgrades associated with each of their projects.

I33-5

At this time NRPDP may be a "before-its-time" development for the City of Oceanside. Without the necessary and required infrastructures in place, the immediate and future community impacts will be immeasurable. For instance, to support a project of this size and at this location, it may take the full development of North River Road into a four-lane roadway to safely mitigate the expected traffic loads from Vandergrift Boulevard to SR-76. Already, this roadway has become a very busy alternative two-lane bypass that unfortunately has experienced several vehicular accidents this past year. It's not uncommon at peak times to wait 2 to 3 traffic signal light changes to access SR-76 from East North River Road. It would be naïve to accept that traffic traveling east and west along this roadway will not be additionally impacted should this project be approved.

APPENDIX W0 (Continued)

The City Council, on behalf of the City, has an obligation to first update, approve, and implement its long overdue General Plan for development while determining and solidifying its future agriculture and agritourism plans for South Morro Hills Agricultural Area (South Morro Hills Vision Plan). This is vital for current and future long-term protection of prime agricultural lands and the implementation of smart growth required for future Oceanside residential and commercial planned projects.

↑
I33-5
Cont.
↓

We are asking you to carefully review and consider these and the many other related NRPDP impacts that it will bring to Oceanside. Your rejection of this plan amendment will send a message to developers that as a matter of policy, it is essential that the approval of all current and future project developments be linked to an up-to-date General Plan requiring financing and implementation of all associated supporting infrastructure and transit requirements. Perpetuating development policies of density first have proven themselves to benefit the developer at the expense of the community members and the quality of life we all are striving for.

↓
I33-6
↓

Thank you for your time in reviewing and considering this response.

Regards,

Dale Disharoon/Maria Lofftus
1105 Village Drive
Oceanside, CA 92057

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I34. JACOBS

Comment Letter I34

From: Jennifer Jacobs <jenn.jacobs@yahoo.com>
Sent: Wednesday, September 25, 2019 9:10 PM
To: Robert Dmohowski
Subject: Opposition to North River Farms

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Dear Mr. Dmohowski,

I am writing once again to express my total opposition to the North River Farms project. The proximity of the project to the San Luis Rey River would most certainly have a negative impact on our wildlife. I worked extensively along this river as a biologist for the USGS, specifically on a bird species called the Least Bell's Vireo, which is federally protected by the Endangered Species Act. Under this law, no harm may be done to this species, and that includes degrading or disturbing the habitat in which it breeds.

I34-1

To confirm that the habitat adjacent to the proposed project is ideal breeding habitat for this imperiled species, I conducted a survey in the area on July 21, 2019. During this survey, I observed multiple birds near the boundary of the proposed development, including birds that hatched this year. The area is full of mature willows and cottonwood trees, which are indicative of prime breeding habitat for this species. Please see the map in this link for my findings: [Least Bell's Vireos at San Luis Rey River - Google My Maps](#).



Least Bell's Vireos at San Luis Rey River - Google My Maps
This map shows observations of the federally listed Least Bell's Vireo (LBV) in area adjacent to proposed North...

I34-2

585 homes do not belong in this location. I have no doubt that the construction of these homes would disturb the habitat of this at-risk species. The San Luis Rey River is the largest wildlife corridor in our city and the home to hundreds of species of wildlife. The City must do the right thing and keep greedy developers away from this precious resource.

Thank you for your attention.

Sincerely,
Jennifer Schauble, Oceanside resident

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I35. JOHNSTON

Comment Letter I35

From: Phil Johnston <pfjohnston@runbox.com>
Sent: Wednesday, September 25, 2019 1:09 PM
To: John Muller; City Council; Planning-Planning Commission; Planning Web; Robert Dmohowski
Subject: Proposed North River Farms project - Improper Floodway Modifications
Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

25 September, 2019

Dear City Attorney and City Council Members-

These comments are in regards to the proposed North River Farms (NRF) housing development. Specifically, improper revisions to the floodway location.

Rivers with large drainage areas have floodplains. "Floodways" are key features of the floodplain, which basically consist of the river channel and some adjacent areas. FEMA requires that Floodways must be reserved. This is to insure drainage of floodwaters is not impeded, which could cause damage and put lives at risk (the full definition of "Floodway" is at the bottom of this letter).

FEMA maps on the City of Oceanside website dated May 16, 2012 show the San Luis Rey River Floodway extending directly across a large part of the proposed NRF development area. This is incompatible with development. Development in the floodway would require substantial "fill" to elevate structures above the 100 year flood, which would violate the FEMA regulations. If substantial fill is placed in the floodway, the floodway is not preserved, upstream people and property are put at risk.

To get around this the NRF promoter has changed the FEMA map, so the Floodway is outside the NRF project area. They haven't changed the river at all, or how water would actually flow, but they altered the map to show a reduced risk in the NRF project area. This was done using an administrative filing with FEMA referred to as a Letter of Map Revision (LOMR), with an issue date of November 29, 2016.

FEMA does not provide technical oversight of LOMR submissions, they only handle administrative aspects. Technical oversight is the responsibility of the Regional Floodplain Manager. The Regional Floodplain Manager function for the NRF area is part of the Oceanside Planning Department.

In the NRF area, proper technical oversight did not occur.

The November 29, 2016 LOMR documents state that the change to the Floodway is based on "New Topographic Data". I made a Public Records Request for this "New Topographic Data", but was informed no data is available. There is no data in the database, there is no data in the LOMR documentation. As far as I can tell, the Floodway revision was devised without the benefit of any actual new data being used. Coincidentally, the Floodway just happened to move outside of the NRF project area.

I35-1

I35-2

I35-3

I35-4

APPENDIX W0 (Continued)

Excellent quality Topographic data is readily available from the USGS, and should be used in any repositioning or revision of the Floodway. The USGS data is LIDAR based, has an accuracy of a few centimeters, and spatial sampling of 2 samples per square meter, sufficient to allow an excellent characterization of the river floodplain.

Modern digital modeling should have been done to establish the proper Floodway location. There is no documentation to show that digital modeling or any other technical work was done to support the LOMR revised Floodway location.

A basic technical report should have been prepared, describing the data used, the methodology employed, the results and conclusions, and something about the uncertainties. To the extent I can determine, nothing like this exists.

The LOMR work was not done in a transparent manner. This project was roughly confined to the NRF project area, it seems clear this was a preparatory effort to simplify the NRF EIR and enable the NRF development. However, the LOMR was completed in advance of the NRF project announcement, without reference to the project, and pretty much totally invisible to any of the public interested in the NRF project.

It is my strong recommendation that because of these deficiencies and irregularities, the revised Floodway location in the NRF project area must be rejected. The City should require that the LOMR be redone, using appropriate data and methodologies, and properly documented. If this cannot be done or is not done, the LOMR revisions should be withdrawn through a proper communication to FEMA, and the Floodway position should be restored to its prior location.

A consequence of this is revisions to the NRF project should be required, to eliminate placement of fill within the original Floodway location. The new project design should be documented and evaluated in a revision to the EIR.

It is possible I've misunderstood this. If you believe I'm mistaken, please provide me the topographic data per my Public Records Request, and the technical report describing how the Floodway changes were submitted to FEMA for the 2016 LOMR.

Again, floods are a serious public safety concern. Evaluation of flooding needs to be done competently, transparently, and using proper data and techniques to make sure public safety is reasonably protected.

Respectfully,

Phil Johnston

1544 Sleeping Indian Road

Oceanside / Fallbrook CA 92028

135-5

135-6

135-7

135-8

APPENDIX W0 (Continued)

DEFINITION OF FLOODWAY

A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.

| 135-9

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I36. SIKORSKI

Comment Letter I36

From: Stephen Sikorski <sennsikorski@att.net>
Date: September 25, 2019 at 5:20:24 PM PDT
To: council@oceansideca.org
Subject: Development proposal outside of Oceanside

Warning: External Source

Council person

I urge you to reject the expansive project of North River Farms. This development, though providing money to our city must be rejected due to the imminent traffic congestion, increased air pollution, increased green house gases and public safety concerns not to mention loss of farmland, which this huge development will cause.

This is the time to step up on behalf of our city to reject money offered by developers, North River Farms, and to protect our lifestyle and safety in Oceanside.

Thank you for your time.

Stephen J Sikorski
Oceanside resident

Sent from my iPhone

I36-1

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I37. NELSON

Comment Letter I37

September 26, 2019

Mayor Weiss and City Council Members,

RE: North River Farms FEIR

As this project has been revised a fourth time again I urge you to vote NO again and refer you to the comments sent in my May 18, 2019 letter. Those concerns are not altered by the recent adjustments in the Integral Development company proposal.

I37-1

The following are provided for the revised proposal with additional reasons why this project is inappropriate for this property.

I37-2

- 1) The reduction in housing units proposed is equivalent to the total allowed with the current zoning yet is still eight times more than the current appropriate zoning allows.
- 2) The majority of the homes are still proposed within the San Luis Rey River 100 year flood plain, creating over 500,000 cubic yards per second of displaced flood waters that will be re-directed towards Guajome Regional Park and the San Luis Rey Bike Trail along with City Sanitary Sewer lines and manholes. The velocity of the floodwaters will be increased also, creating more scouring and erosion of the river floodway.
- 3) The traffic issues have not been addressed, just slightly reduced. This project still has all access funneled into a two lane road on either side of the project.
- 4) The Bree property being annexed to the site will create an 'island' of agriculture or open space that will be a concern to neighbors with pesticide use, or left in a natural condition, a potential fire hazard, the development should be on the Bree Property as approved previously and a portion of the remainder Farm Land north of North River Road, if at all.

I37-3

I37-4

I37-5

If this project were to be considered I suggest the following:

- 1) Require an extension of North Santa Fe Road be constructed with a bridge directly into the site, alleviating many of the emergency access and traffic concerns. This would also provide a more direct access from Fire Station 6 at Mesa and North Santa Fe Road.
- 2) Restrict any housing to the Bree Property and the areas North of North River Road, with an exception for the commercial property elements south of North River Road where the existing buildings are outside of the flood plain. The areas between the commercial area and the river should be preserved in agriculture. This would be viable agriculture separated by the road from the housing and is a reasonable use of a portion of the flood plain. The existing agriculture use off the property within the river boundaries should be mitigated back to riparian and wetlands use as appropriate.

I37-6

I37-7

Sincerely,

Bob Nelson

Resident, Belmont Park Road, Oceanside

760-717-9946

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I38. FERNANDEZ-MANSILLA

Comment Letter I38

From: Cesar Fernandez-Mansilla <tobaren@gmail.com>
Sent: Thursday, September 26, 2019 11:42 AM
To: Robert Dmohowski
Cc: Planning Web; Planning-Planning Commission; City Council

Warning: External Source

Oceanside, September 26th, 2019

Mr. Rob Dmohowski
Planning Department
City of Oceanside, CA

Dear Mr. Dmohowski:

We are residents of Oceanside. We are writing you to express our opposition, once again, to the North River Farm Project.

I138-1

Nothing in the newly released EIR changes the basic facts. It is no secret that Integral is simply interested in getting this project approved at all costs with no regard to the consequences to safety, traffic, smart growth sustainability and the negative impact on the community plans to increase Agritourism and its related jobs and income. Further, by building on a flood plain, it is exposing both the future residents of the project, as well as the city and its resources, to considerable liability. The City should not allow building in a flood plain: it is bad and irresponsible policy that will come back to hunt us all, just like the impact on evacuation safety!

I138-2

I138-3

When it comes to ensuring safety, a CRITICAL COMPONENT of the City's responsibility to its residents, the NRF project ignores the fact that Sleeping Indian Road and North River Road are dedicated disaster evacuation routes from South Morro Hills (Oceanside), Fallbrook and Bonsall by Cal Trans, Department of Transportation. These are evacuation routes which find themselves already overburdened as it was clear during the last fires. Let us NOT make the situation worse!

I138-4

This project has had plenty of opportunities to present its case and it failed. Last time, as we all know, when they did not have the votes they asked yet for another reprieve, granted against the wishes of the population. They did this in the hopes that they can move the political strings that will allow them to get it passed because it lacks merits and it is UNSAFE. Please look at the lack of merits and help reject this project once and for all.

I

We, the neighbors, want to use our time, energy and resources in cooperating with the City to complete the Agri-Vision work for the area and stop wasting our energies combating this ill-conceived and deeply flawed project. This project serves no one else but those who are trying to profit from it: NOT the City or its residents.

I138-5

We need Smart, SAFE and Liability-Free Growth. We need a planned effort to continue to make Oceanside beautiful and maintain the consistency of our existing General Plan. This is the last Agricultural Land left in Oceanside! – Let us work together to preserve it with SMART GROWTH and not this project which is nothing of the sort.

APPENDIX W0 (Continued)

Sincerely,

Cesar Fernandez-Mansilla and Carole E. Lindsey
851 Grove View Road
Oceanside, CA 92057
760-505-1366

CC: Planning Staff, City Council, Planning Commission,

APPENDIX W0 (Continued)

I39. GILLIGAN

Comment Letter I39

From: Gilligan Groves <gilliangroves@gmail.com>
Sent: Thursday, September 26, 2019 10:26 AM
To: City Council; Robert Dmohowski; Planning Web; Planning-Planning Commission
Subject: Fwd: North River Farms Development

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

All the legitimate reasons stand for NRF to be rejected -

The impacts on the community will be irreversible and as the impacts of climate change grow more severe, maintaining our farms and our ability to grow food and crops becomes more important than ever.

The location is inappropriate and unsupported by the infrastructure.

The risk to public safety is insurmountable in light of the fire evacuation in December 2017.

South Morro Hills and the city of Oceanside's agritourism vision/plan will be tainted. It would be counterproductive to change zoning to accommodate a dense housing project on some of the best agricultural land in the state of California.

Simply said it's the wrong location and

not worth the risk.

Sincerely,

Jane Gilligan
Gilligan Groves
6467 La Paloma Lane
Oceanside, CA 92057

I39-1

I39-2

I39-3

I39-4

APPENDIX W0 (Continued)

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APPENDIX W0 (VOLUME I) COMMENT LETTERS

I40. JONTE

Comment Letter I40

From: Justin Jonte <justinjonte@gmail.com>
Sent: Thursday, September 26, 2019 4:12 PM
To: Robert Dmohowski
Subject: North River Farms

Warning: External Source

Dear Mr. Dmohowski,

I am a resident and grower living in South Morro Hills, After reviewing the recirculated EIR for the North River Farms project I am still against this project entirely. Public Safety and the loss of prime agriculture land remain at the top of my list of concerns.

The ability to grow and produce crops on prime agriculture land must be preserved. The existing infrastructure of South Morro Hills cannot support a housing project of this kind. Sleeping Indian Rd and North River Road are our only ways to safety in an evacuation emergency. The residents of Fallbrook and Bonsall also travels these same narrow roads. Too many lives are at risk if this project proceeds.

The new revisions to the project still does not make this a fit. So thanks but no thanks. Please stop this from proceeding any further. No on North River Farms.

Thanks,
Justin Jonte

I 140-1
I 140-2
I 140-3

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I41. JOHNSTON

Comment Letter I41

From: Karen Johnston <karejohnston@gmail.com>
Sent: Thursday, September 26, 2019 8:36 AM
To: Robert Dmohowski
Subject: North River Farms Development Re-circulation of FEIR. Fwd: PRR# 7091 public requests to speak at City Council meeting
Attachments: Responsive docs.pdf

Warning: External Source

The following reflects on the process which resulted in the FEIR Recirculation of the North River Farms Development Plan:

On May 22, the City Council meeting was packed with Oceanside citizens opposed to the North River Farms Development.

46 'Request to Speak' cards and opinion cards (public information request) show that while 2 do not have a position stated,

44 were **in opposition** to the North River Farms development project being approved (Agenda Item 27).

The citizens were not able to speak regarding the denial of the project as the City Council instead addressed the project manager's request to delay the decision and to allow the developer to revise the FEIR.

A second opportunity for citizens to speak regarding the approval or denial of that delay was offered. Many attendees spoke against the delay and against the development project.

In summary, NO ONE in the audience at the May 22, 2019 City Council meeting supported delaying the vote for the project.

All of the citizens who spoke asked for the vote to be held by the City Council that evening. Most of them interjected their disapproval for various aspects of the plan, such as major impacts on traffic, overloading of fire evacuation routes, the project's location in a known floodplain, the high-danger rated Henshaw Dam inundation possibility (catastrophic flash flood), the loss of Significant Agricultural Land (required to be preserved by the Oceanside General Plan and the State of California), the violation of the Oceanside General Plan, the conflicts between a housing area and ongoing farm practices (spraying and the possible drift into the development, fast semi-trucks and slow tractors heavy use of the North River Road) etc.

At one point, a citizen who had the floor asked that everyone who was opposed to the North River Farms Development Plan to please stand up.

Everyone in the audience stood up except for Ms. Ninia Hammond, Integral Project Manager for North River Farms.

To repeat: None of the Oceanside City residents in the audience at the May 22, 2019 City Council meeting supported the project.

Please respect the Planning Commission and the Oceanside Planning Department staff who unanimously recommend that the City Council **DENY North River Farms Development Plan.**

Thank you,
Karen Johnston

I41-1

APPENDIX W0 (Continued)

1544 Sleeping Indian Road
South Morro Hills, Oceanside

Begin forwarded message:

From: Vaida Pavolas <VPavolas@oceansideca.org>
Date: 21 June AD 2019 09:48:51 GMT-7
To: 'Karen Johnston' <karejohnston@gmail.com>
Cc: City Clerk - Public Records Request <PublicRecordsRequest@oceansideca.org>
Subject: PRR# 7091

Hello,

Please see the attached responsive document to your request.

This completes your request. Please contact our office if you have any further questions.

Thank you,

Vaida Pavolas, CMC
Assistant City Clerk
City Clerk's Office, City of Oceanside
300 North Coast Highway, Oceanside, CA, 92054
Office 760-435-3007
Cell 760-405-7633
vpavolas@oceansideca.org

From: Vaida Pavolas <VPavolas@oceansideca.org>
Sent: Wednesday, June 19, 2019 2:05 PM
To: 'Karen Johnston' <karejohnston@gmail.com>

2

141-2

APPENDIX W0 (Continued)

Cc: City Clerk - Public Records Request <PublicRecordsRequest@oceansideca.org>
Subject: PRR# 7091

Hello,

Your Public Records Request has been submitted.

You will receive a response from our office within 10 days. Please contact our office with any questions.

Thank you,

Vaida Pavolas, CMC

Assistant City Clerk

City Clerk's Office, City of Oceanside

300 North Coast Highway, Oceanside, CA, 92054

Office 760-435-3007

Cell 760-405-7633

vpavolas@oceansideca.org

From: Karen Johnston
Sent: Wednesday, June 19, 2019 12:08 PM
To: City Clerk - Public Records Request
Subject: City Council Meeting May 22 2019, Agenda Item #27 "Request to Speak" Forms

I41-2
Cont.

APPENDIX W0 (Continued)

Warning: External Source

I would like to request that all of the "Request to Speak" Forms from the City Council Meeting of May 22, 2019, Agenda Item #27 be included in the Public Record Correspondence of the North River Farm Planned Development page on the City of Oceanside website.

In addition, I would like a copy of those forms.

Thank you,

Karen Johnston

1544 Sleeping Indian Road

I41-2
Cont.



①

REQUEST TO SPEAK

A REQUEST TO SPEAK FORM IS REQUIRED FOR ALL AGENDA ITEMS. PLEASE READ THE GUIDE TO SPEAKING AT A PUBLIC MEETING ON THE REVERSE SIDE OF THIS FORM.

IN ORDER TO SPEAK, THIS FORM MUST BE COMPLETED AND RECEIVED BY THE CITY CLERK PRIOR TO THE BEGINNING OF THE ITEM. PLEASE PRINT CLEARLY

Date 5-22-19 Agenda Item # 27

Subject _____

In FAVOR *of Denial*

In OPPOSITION

NO POSITION

Name

Address Optional:

Address: _____

Representing _____

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



②
REQUEST TO SPEAK

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Date 5-22-19 Agenda Item # 27

Subject North River Farms

In FAVOR *in DENY*

In OPPOSITION

NO POSITION

Name NADINE SCOTT

Address Optional:

Oceanside
Address:

Representing _____

LOBBYIST • If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



③

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Date 22 May 2019 Agenda Item # 27

Subject NRF Amendment to GP

- In FAVOR
- In OPPOSITION
- NO POSITION

Name William C. Fischer

Address Optional:
510 Estremoz Ct, Oceanside 9205

Address:
~~510 Estremoz Ct~~

Representing _____

LOBBYIST • If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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Date May 22, 2019 Agenda Item # 27

Subject NRF Proposal

- In FAVOR
- In OPPOSITION
- NO POSITION

Name Arleena Hammerschmidt

Address Optional:
2390 Toy Rd

Address:
Oceanside CA 92058
Self

Representing
 LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



5

REQUEST TO SPEAK

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Date MAY 22, 2019 Agenda Item # 27

Subject NRF

In FAVOR

In OPPOSITION OF PROJECT

NO POSITION

Name DENNIS MARTINEK

Address Optional:

OCEANSIDE

Address:

SOAR

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



6

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Date 5-22-19 Agenda Item # 27

Subject NORTH RIVER FARMS

In FAVOR

In OPPOSITION

NO POSITION

Name MICHAEL COBAS

Address Optional:

Address: _____

Representing _____

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.

APPENDIX W0 (Continued)



REQUEST TO SPEAK

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Date 5-21-2019 Agenda Item # 27

Subject NRF

- In FAVOR
- In OPPOSITION
- NO POSITION

Name SUSAN COBAS

Address Optional:

Address:

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



8

REQUEST TO SPEAK

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Date 5/22/19 Agenda Item # 27

Subject NRF-Deny

In FAVOR

In OPPOSITION

NO POSITION

Name Bill Roth

Address Optional:

3377 Golfers Drive

Address:

Oceanside

Myself

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



9

REQUEST TO SPEAK

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Date 5/22 Agenda Item # 27

Subject postponment / NRK

In FAVOR

In OPPOSITION

NO POSITION

Name

Address Optional:

Address:

Representing _____

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



REQUEST TO SPEAK

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Date 5/22/19 Agenda Item # 27

Subject NRF

In FAVOR

In OPPOSITION

NO POSITION

Name JOE HILL

Address Optional:

Address:

SELF
Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



11

REQUEST TO SPEAK

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Date 5-22-19 Agenda Item # 27

Subject North River Farms

In FAVOR

In OPPOSITION

NO POSITION

Name Suzy Martinek

Address Optional:

Oceanside

Address:

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.

Te



REQUEST TO SPEAK

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Date 5-22-19 Agenda Item # 27

Subject North River Farms

In FAVOR

In OPPOSITION

NO POSITION

Name Anna Omoted

Address Optional:

Address:

League of Women Voters
Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.

APPENDIX W0 (Continued)



13

REQUEST TO SPEAK

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Date 5/22/19 Agenda Item # 27

Subject _____

- In FAVOR
- In OPPOSITION
- NO POSITION

Name Jamie Thompson

Address Optional: Po Box 4820

Address: Oceanside CA 92052

Representing Self

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.

APPENDIX W0 (Continued)



REQUEST TO SPEAK

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Date 5/22 Agenda Item # 27

Subject _____

In FAVOR

In OPPOSITION

NO POSITION

Name Ellen Bartlett

Address Optional: 2362 Shorthill DR.

Address: Oceanside

Representing _____

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



15

REQUEST TO SPEAK

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Date 5-22-19 Agenda Item # 27

Subject NRF

In FAVOR

In OPPOSITION

NO POSITION

Name Phyllis Dominguez

Address Optional:

Las Tunas De Oceanside

Address:

Representing

LOBBYIST • If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



16

REQUEST TO SPEAK

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Date 22 MAY 2019 Agenda Item # 27

Subject NRF Floodplain

In FAVOR

In OPPOSITION

NO POSITION

Name Phil Johnston

Address Optional:
1544 Sleeping Indian Rd.

Address: Oceanside CA

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.

APPENDIX W0 (Continued)



REQUEST TO SPEAK

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Date 22 May 19 Agenda Item # 27

Subject No. Raven Farms

- In FAVOR
- In OPPOSITION
- NO POSITION

Name Jimmy Kynort III

Address Optional: 127 Sheena Lane

Address: O'side

Representing _____

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.

APPENDIX W0 (Continued)



18
REQUEST TO SPEAK

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Date 5-22-19 Agenda Item # 27

Subject NRF

- In FAVOR
 In OPPOSITION
 NO POSITION

Name BARBARA COLLINS

Address Optional:

768 PUERTO ORO CT

Address:

OCEANSIDE CA 92057

OCEANSIDE SIEKRA CLUB

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



19

REQUEST TO SPEAK

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Date May 22, 2019 Agenda Item # 27

Subject NORTH RIVER FARMS

In FAVOR

In OPPOSITION

NO POSITION

Name KAREN JOHNSTON

Address Optional:

Address: 1544 SLEEPING INDIAN RD

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



REQUEST TO SPEAK

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Date 5-22-19 Agenda Item # 27

Subject _____

In FAVOR

In OPPOSITION

NO POSITION

Name LARRY BALMA

Address Optional:

745 SLEEPING INDIAN RD

Address:

OCEANSIDE

SOUTH MORRO HILLS ASSOCIATION

Representing

LOBBYIST • If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.

APPENDIX W0 (Continued)



REQUEST TO SPEAK ⁽²⁾

A REQUEST TO SPEAK FORM IS REQUIRED FOR ALL AGENDA ITEMS. PLEASE READ THE GUIDE TO SPEAKING AT A PUBLIC MEETING ON THE REVERSE SIDE OF THIS FORM.

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Date 5/22/19 Agenda Item # 27

Subject NRF

In FAVOR

In OPPOSITION

NO POSITION

DENY POSTPONE
DENY PROJECT
DENY REZONING

Name JANE MARSHALL

Address Optional:

Address:

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



92

REQUEST TO SPEAK

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Date 5-22-19 Agenda Item # 27

Subject North River Farms

- In FAVOR *of Denial*
- In OPPOSITION
- NO POSITION

Name Rick KRATCOSKI

Address Optional: Oceanside *Hold map*
Address: end
Please
Thx.

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



23

REQUEST TO SPEAK

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Date 6-22-2019 Agenda Item # 27

Subject NORTH RIVER ROAD FARMS

- In FAVOR
 In OPPOSITION
 NO POSITION

Name DON RODEE

Address Optional:
1510 WILSHIRE RD

Address:

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



24

REQUEST TO SPEAK

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Date May 22nd Agenda Item # 27

Subject North River Farms

In FAVOR

In OPPOSITION

NO POSITION

Name Mark Ochs

Address Optional:
Sleeping Indian Road

Address:

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.

APPENDIX W0 (Continued)



REQUEST TO SPEAK

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Date 5-22-19 Agenda Item # 27

Subject North River Farms

- In FAVOR
- In OPPOSITION
- NO POSITION

Name

Address Optional:

Address:

Representing _____

LOBBYIST • If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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26

REQUEST TO SPEAK

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Date 5/22/2019 Agenda Item # 27

Subject NRIVER FARMS (AKA NRFIASCO)

In FAVOR

In OPPOSITION

NO POSITION

Name ALISON BROWN

Address Optional:

JEFFREYS RANCA

Address: OCEANSIDE, CA 92057

Representing _____

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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27

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Date 5-22-2019 Agenda Item # 27

Subject NORTH RIVER FARMS

In FAVOR

In OPPOSITION

NO POSITION

Name GEORGE COURSEY

Address Optional:

3214 SAN HILBENA DRIVE
Address: OSIOP, CA 92056

SERRA CLUB SAN DIEGO
Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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Date May 22 Agenda Item # 27

Subject North River Farms

- In FAVOR
 In OPPOSITION
 NO POSITION

Name TONY DAUJA

Address Optional: 70418 North River Rd

Address: Bonita 92003

Representing _____

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.



REQUEST TO SPEAK ⁽²⁹⁾

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Date 5/22/2019 Agenda Item # 27

Subject NORTH RIVER FARMS

- In FAVOR
 In OPPOSITION
 NO POSITION

Name BOB NELSON

Address Optional:
BELMONT PARK ROAD

Address:

RESIDENT
Representing

LOBBYIST - If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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Date 5-22-19 Agenda Item # 27

Subject N. River Farms

- In FAVOR
 In OPPOSITION
 NO POSITION

Name Natalie Shapiro

Address Optional:

Address:

Buena Vista Audubon Society
Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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APPENDIX W0 (Continued)



31

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Date 5/22/19 Agenda Item # 27

Subject North River Farms project

- In FAVOR
- In OPPOSITION
- NO POSITION

Name Mary Gilman

Address Optional:

Address:

self + GUARD
Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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32

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Date 5-22 Agenda Item # 27

Subject M-zoning SMLT

In FAVOR

In OPPOSITION

NO POSITION

Name JODI WILLIAMS

Address Optional:

5340 GRIE CT

Address:

O'Side 92056

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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38

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Date May 22, 2019 Agenda Item # _____

Subject NRF Project

In FAVOR

In OPPOSITION

NO POSITION

Name Karen Green

Address Optional: Morro Hills

Address: _____

Representing SELF

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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APPENDIX W0 (Continued)



(54)

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Date 5/22/19 Agenda Item # 27

Subject NRF

- In FAVOR
- In OPPOSITION, *no development*
- NO POSITION

Name

Address Optional:

Address:

self
Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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APPENDIX W0 (Continued)



33

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Date 5/22/19 Agenda Item # 27

Subject NRF

In FAVOR

In OPPOSITION

NO POSITION

Name

Address Optional: 6465 LA PALOMA

Address: OCEANSIDE 92057

Representing _____

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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36
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Date May 28 Agenda Item # 27
Subject NRF

- In FAVOR
 In OPPOSITION
 NO POSITION

I DO NOT WISH
to speak

Name Sandy Segien

Address Optional:

Address:

Representing

LOBBYIST * If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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37
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Date 5/22 Agenda Item # 27
Subject NRF

- In FAVOR
 In OPPOSITION
 NO POSITION

DO NOT
WISH TO
SPEAK

Name CESTAR N. FERNANDEZ-TANSILLA

Address Optional:

851

Address:

Oceanside, CA 92057

Representing

LOBBYIST • If you are being paid to represent a client to try to influence a municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 16C of the City Code). See back for further information.

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38
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Date 5/22 Agenda Item # 27

Subject LRP

In FAVOR

In OPPOSITION

NO POSITION

*I DO NOT
WISH TO
SPEAK*

Name FRYE DOKLETAR

Address Optional: SMH
6058 DE LA ROSA LN.

Address: OCEANSIDE, CA 92057

Representing

LOBBYIST * If you are being paid to represent a client to try to influence municipal decision then you may need to register as a lobbyist and must identify yourself as such before the City Council (Chapter 18C of the City Code). See back for further information.

WHEN COMPLETED, GIVE FORM TO THE CITY CLERK.

APPENDIX W0 (Continued)

"I support the City of Oceanside's Planning Commission and Staff Recommendation, to DENY NRF's PROPOSED PROJECT."

4

Name Jaron McDonald
Address 5606 Chancelogue Ct.
City (Zip) 92057

TO: Oceanside City Council
300B North Coast Highway
2nd floor, City Hall South
Oceanside, CA 92054

"I support the City of Oceanside's Planning Commission and Staff Recommendation, to DENY NRF's PROPOSED PROJECT."

2

Name Kathryn Carbone
Address 3909 Reche Rd
City (Zip) Fallbrook CA 92028

TO: Oceanside City Council
300B North Coast Highway
2nd floor, City Hall South
Oceanside, CA 92054

Please DENY!

"I support the City of Oceanside's Planning Commission and Staff Recommendation, to DENY NRF's PROPOSED PROJECT."

3

Name Nick Ricci
Address 133 Sherri Ln
City (Zip) 92054

TO: Oceanside City Council
300B North Coast Highway
2nd floor, City Hall South
Oceanside, CA 92054

"I support the City of Oceanside's Planning Commission and Staff Recommendation, to DENY NRF's PROPOSED PROJECT."

1

Name William C. Fischer
Address 510 Estremaz Ct
City (Zip) Oceanside 92057

TO: Oceanside City Council
300B North Coast Highway
2nd floor, City Hall South
Oceanside, CA 92054

APPENDIX W0 (Continued)

<p>I support the City of Oceanside's Planning Commission and Staff Recommendation, to DENY NRF's PROPOSED PROJECT." 8</p> <p>Name: <u>Joyce Halliburton</u> Address: <u>397 Marquez Ct</u> City (Zip): <u>Vista, CA 92084</u> <u>PRESIDENT OF GUARD</u></p> <p style="text-align: right;">TO: Oceanside City Council 300B North Coast Highway 2nd floor, City Hall South Oceanside, CA 92054</p>	<p>I support the City of Oceanside's Planning Commission and Staff Recommendation, to DENY NRF's PROPOSED PROJECT." 7</p> <p>Name: <u>Matthew Kogan</u> Address: <u>4166 Chasin St</u> City (Zip): <u>Oceanside 92056</u></p> <p style="text-align: right;">TO: Oceanside City Council 300B North Coast Highway 2nd floor, City Hall South Oceanside, CA 92054</p>
<p>I support the City of Oceanside's Planning Commission and Staff Recommendation, to DENY NRF's PROPOSED PROJECT." 6</p> <p>Name: <u>LES GERADS</u> Address: <u>4507 CORONADO DR</u> City (Zip): <u>OCEANSIDE CA 92057</u></p> <p style="text-align: right;">TO: Oceanside City Council 300B North Coast Highway 2nd floor, City Hall South Oceanside, CA 92054</p>	<p>I support the City of Oceanside's Planning Commission and Staff Recommendation, to DENY NRF's PROPOSED PROJECT." 5</p> <p>Name: <u>DAN WOOD</u> Address: <u>4503 CORONADO DR.</u> City (Zip): <u>OCEANSIDE CA 92057</u></p> <p style="text-align: right;">TO: Oceanside City Council 300B North Coast Highway 2nd floor, City Hall South Oceanside, CA 92054</p>

APPENDIX W0 (Continued)

I42. JOHNSTON

Comment Letter I42

From: Karen Johnston <karejohnston@gmail.com>
Sent: Thursday, September 26, 2019 8:50 AM
To: Robert Dmohowski
Subject: North River Farms-- comments on Recirculated FEIR

Warning: External Source

From the "PUBLIC NOTICE OF THE AVAILABILITY RECIRCULATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE NORTH RIVER FARMS PLANNED DEVELOPMENT PLAN"

"...the project applicant has worked with City staff, and is now proposing the following further project refinements in response to comments received from the public and Planning Commissioners:" ...

1. A further reduction in maximum residential units count from 656 to 585 dwelling units;
This adds over 1,000 cars to the already congested intersections leaving the area at Highway 76 and North River Road, and at Vandegrift and North River Road. No mitigation noted for traffic exiting North River Road at either site.

2. Provision of one million dollars (\$1 million) towards the preparation of a community plan for the Wilshire and N. River Road areas of South Morro Hills;
This will be part of the upcoming revised Oceanside General Plan, the development should not be approved before this plan is finalized. It is inappropriate and a conflict of interest for a development company to be involved in community planning.

3. Dedication of land for development of a permanent (instead of interim) fire station at the project site, in addition to the applicant's prior commitment to fund its ongoing operations; **This does nothing to offset the danger of a Santa Ana driven wildfire following the San Luis Rey River bed. See path of Lilac Fire, 2017. This does not enhance the evacuation route of the additional 1,000 cars in that event.**

4. Preservation of the Bree Property – an additional 37.5 acres land adjacent to the original project site – in permanent agricultural or open spaces uses, and inclusion of the Bree Property within the project boundary; **This is not guaranteed agricultural or open space, as the zoning requested is "Planned Development". This does not offset the loss of 176.6 acres of Significant Farmland.**

5. Incentivize restaurant/ brewery uses within the Village Core;
Adding more cars to the congested intersections mentioned above.

6. Provision of a dog park within Village Core;
Not an important issue.

7. Upsize sewer within N. River Road between Leon Drive and the western boundary of the project site from a proposed 21-inch pipeline to a 24-inche to respond to the City's request;
Shouldn't the developer be providing all of the needed increase in facility infrastructure? What about incoming water pipes, reclaimed water pipes and so on.

8. Addition of a mountain bike trail

I42-1
I42-2
I42-3
I42-4
I42-5
I42-6
I42-7
I42-8

APPENDIX W0 (Continued)

This is not an important issue.

9. Contribution of \$500,000 to the City for improvements to the Melba Bishop Recreation Center at the City's discretion.

This is not an important issue.

PLEASE DENY North River Farms Development. It is the wrong location for a housing development of this size.

Karen Johnston
1544 Sleeping Indian Road
South Morro Hills
Oceanside Resident

↑
142-8
Cont.

142-9

APPENDIX W0 (Continued)

I43. JOHNSTON

Comment Letter I43

From: Karen Johnston <karejohnston@gmail.com>
Sent: Thursday, September 26, 2019 8:58 AM
To: Robert Dmohowski
Subject: North River Farms- Further Comments on Recirculated FEIR

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Please DENY The North River Farms Development Plan.

Further comments concerning the Recirculated FEIR
Even with the reduction of number of houses to 585, there are significant impacts and issues that are not resolved in the FEIR or the Recirculated FEIR:

I 143-1

This development will add over 1,000 cars traveling on North River Road.

I 143-2

1. There are no mitigations for three intersections that already have significant delays at rush hour.

A. The intersection of Westbound North River Road and Vandegrift

B. The intersection of Eastbound North River Road and Highway 76

C. The left turn lane from Southbound Sleeping Indian onto North River Road

I 143-3

2. The FEIR does not include the latest data from the California Division of Safety of Dams which shows the dam failure inundation zone to include most of the NRF development that is south of North River Road.

I 143-4

3. The portion of the Oceanside FEMA flood plain map that includes the proposed development was updated in 2017. It was updated by the hydrologist who is working for Integral/North River Farms, and now shows that the Floodway Boundary has been moved to be well south of the development.

I 143-5

4. There is no input from the San Diego North County Fire Protection District. There is no mention of the fact that North River Road is a main wildfire evacuation route for all communities east of the project. <https://www.ncfire.org/files/6a2602b8a/Evacuation+Map+Fallbrook+2018.pdf>

I 143-6

5. The California Department of Toxic Substances Control recommended that testing for pesticides in the soil be included in the EIR. (Public Scoping Comments) There is no mention of such testing occurring.

I 143-7

6. There should be on-site testing of pesticide drift from the neighboring farms.
The air quality testing station data used is over 6 miles away on Camp Pendleton.

I 143-8

7. CalTrans expressed many concerns, requests for clarification, and noted errors on over 20 items in the DEIR (FEIR Appendix to Volume 1 Comment Letters, A3, page 5). CalTrans has not yet submitted a comment letter on the FEIR, and the FEIR does not note if all of the previous concerns were addressed.

I 143-9

8. The prospective "Melrose Bridge" is mentioned, but the NRF development would not fund even a small portion of the cost.

I 143-10

APPENDIX W0 (Continued)

9. There is no note of input from the San Diego County Traffic Engineering Department. Part of North River Road that will be impacted is within their jurisdiction. [143-11

10. There is no input from the communities of Bonsall or Vista, which will be affected by the development and the increased traffic. [143-12

11. Even with the additional acreage, the Bree Property does not compensate for the loss of 176.6 acres of Significant Agriculture Resources. [143-13

12. The State of California Department of Fish and Wildlife requested that a complete flora and fauna assessment of the site be done, including adjoining habitat areas (DEIR Appendix A, Public Scoping Comments). This has not yet been done. [143-14

I appreciate the huge effort that went into the writing of the FEIR, the Recirculated FEIR and the Planning Staff's review, and I agree with the Planning Commission's decision to deny this development plan. It is Urban Sprawl, and will cause the loss of significant farmland. It should not be considered before the Oceanside General Plan update is completed.

The Recirculated FEIR is inadequate, and does not reflect the full impacts of the project.

Please DENY the North River Farms Development Plan.

Sincerely,

Karen Johnston
1544 Sleeping Indian Rd.

South Morro Hills
Oceanside resident

143-15

I44. BALMA

Comment Letter I44

To: Rob Dmohowski, Associate Planner

From: Larry Balma, President South Morro Hills Association, Oceanside, CA

September 26, 2019

Subject: "North River Farms (NRFs)" Planned Development - RECIRCULATED EIR

North River Farms touts their project as the Gateway into South Morro Hills Agricultural Region of Oceanside. In fact, it is much more dense than Arrowood. NRFs is a mid to high density housing tract that ignores the agricultural views as you enter SMHs. Don't be fooled by NRFs beautiful marketing renderings, look at the plans. The minimal setback from North River Rd is mostly an easement for possible future widening of North River Rd. We will be left with a wall and second stories rooftop views as our agricultural gateway.

I44-1

NRFs planned Development going from Agricultural Zoning to a high-density housing tract would cause cumulative effects. If entitled, any future project in SMHs could ask for the same density allowed to NRFs. On what grounds could that be turned down?

I44-2

NRFs currently is proposing 2.73 DUs / acre. There are over 2000 acres of large, 20-acre+ parcels in SMHs. That could equate to 5000 to 6000 DUs when developed. SMHs current zoning allows approximately 1000 more DUs on the total 3500 acres. The current infrastructure cannot even support 1000 more DUs.

I44-3

Increased density and the infrastructure costs remain unknown until the study for a SMHs Community Plan are completed. NRFs is pushing to obtain entitlement before our General plan update so that they will not be limited to a clustered density and assessed for the future infrastructure costs.

I44-4

The Arrowood development is outside the boundaries of SMHs. NRFs proposed project is on SMHs Agricultural land, yet they are proposing an increase in density of 40% more than Arrowood.

I44-5

Excerpt from:

PREFACE TO THE RECIRCULATED FINAL ENVIRONMENTAL IMPACT REPORT
PR.3 PROJECT MODIFICATIONS

Reduction to a Maximum 585 Residential Dwelling Units; Reduced Project Density.

I44-6

"At 585 residential dwelling units, and with the addition of the 37.5-acres Bree property... the proposed overall project density is 2.73 dwelling units per acre."

"This density is comparable to the nearby Arrowood community, which has an approximate density of 2.2 dwelling units per acre." INCORRECT STATEMENT

APPENDIX W0 (Continued)

This is an inaccurate and misleading statement by NRFs. I researched the correct figures relating to the Arrowood project with the Oceanside Engineering Department. I can provide back-up if necessary.

NRFs = 585 DUs / 214.1 total acres = 2.73 DUs / acre

- The dwelling units were reduced from 725 = 4.12 DUs/acre to 585 = 2.73 DUs/acre, a 20% reduction from their original proposal.
- A one door Fire Station is proposed but not funded by NRFs
- Small farm plots and parks are proposed.
- A Restaurant / Brewery and 30,000 square feet of commercial are proposed but if no one steps up within 10 years the owner can renegotiate with the city to build something else...no guarantees.

Arrowood = 1006 DUs / 598 total acres = 1.68 DUs / acre

- The dwelling units were reduced from 4000 = 6.7 DUs/acre to 1006 = 1.68 DUs/acre, a 75% reduction from their original proposal.
- Luiseno park and Bonsall West Elementary School were added to the project, funded and built.
- A golf course and clubhouse were added to buffer the subdivision from South Morro Hills.
- Homes on the golf course bordering SMHs were on an aggregate of one acre lots which we allowed to be easements on the golf course.
- The golf course would be built first before any dwelling units and therefore insure its existence.

Conclusion:

If NRFs was comparable to the Arrowood density:

And Arrowood 1.68 DUs / acre X NRFs 214.1 total acres = 359 DUs

Then NRFs would be proposing 359 total DUs on their PD

The entire western boundary of SMHs from Camp Pendleton South to North River Road is bordered by nothing less than one-acre parcels. The Bree property is currently entitled for 25 DUs on 37.5 acres.

To be consistent and comparable North River Farms should be allowed to build somewhere between 1 DU / acre and 1.68 DUs / acre.



144-6
Cont.

I45. BALMA

Comment Letter I45

To: Rob Dmohowski, Associate Planner

From: Larry Balma, President South Morro Hills Association, Oceanside

September 25, 2019

Subject: "North River Farms (NRFs)" Planned Development - RECIRCULATED EIR

Overview

The Oceanside Planning Commission upheld Staff's analysis and recommended denial of the NRFs project for the third time on May 6, 2019. NRFs are trying to answer some of the concerns about their subdivision brought up by Staff, Council and Public comments. However, they are missing the point that the project is too dense, and the farm plots are too small to be successfully farmed. NRFs suggest that the restaurant / brewery / hotel and commercial space are put on hold for 10 years providing no economic benefit to the City during that time. After 10 years they will ask to build something else, most likely many more DUs with no economic benefit to the City at all. If and when more DUs are approved, then all NRFs proposed TOT and Sales tax income to the city will be lost. North River Farms project will bring no economic benefit to the City.

I45-1

Staff has not been able to find any of NRFs proposal that meets the City or County criteria to justify the massive deviation in the zoning ordinance that is being proposed.

I45-2

NRFs latest addition to their project is the Bree parcel of 37.5 acres. They say that the Bree property will remain "Open Space" or "Possibly Agriculture". They have made no attempt to connect the parcel to the NRFs development. They do however state many times that the parcel is entitled to RE-A estate homes. In their last Final EIR they stated that the Bree property will be held for 10 years with the right for the owner to come back to the City at that time with a new development proposal.

I45-3

NRFs could have incorporated the Bree property into the PD DUs and added the 37 acres along the North River Rd corridor to actually create a farmable agricultural gateway into SMHs.

The City of Oceanside last remaining 3500 acres of agricultural land is the last remaining agricultural block of land left west of I-15 in San Diego County. Oceanside deserves respect for our City Seal and the Cornucopia. NRFs is nothing more than a high-density housing tract misplaced in a rural setting. The cumulative effects if NRFs is entitled will destroy our farming heritage, hurt our jobs to housing ratio, lose local food production and jobs and foul our Climate Action Plan.

I45-4

Entitling NRFs cumulative effects will cost the City and SMH residents millions over the coming years for infrastructure costs that North River Farms has skated on. Such a development should not be entertained without an updated Vision Plan in place. A Vision Plan is necessary because it will set sustainable orderly

I45-5

APPENDIX W0 (Continued)

development for the future. It also places cost on future infrastructure that every future development will pay their fair share of.

↑ 145-5
| Cont.

The SMHA is working together with City Staff and our local farmers and large landowners on our AgriVision Plan that includes the Agritourism opportunities that have already been approved by Council. Staff is laying a foundation for a "Community Plan" that encompasses the entire 3500 acres of SMHs. This Community Plan vision will be adopted into the City General Plan and become a blueprint for future orderly development of SMHs

| 145-6

An updated vision plan will consider additional infrastructure necessary for future development balance between Agritourism, clustered homesites, and agriculture. Right now, our infrastructure is based on the current 2.5-acre zoning. There are no projections of costs for additional infrastructure that will be required. Any development, like NRFs, should pay into the future infrastructure needed for the entire SMHs area.

Integral is trying to push their NRFs project through to entitlement before our Vision is in place, and before the City knows what the future infrastructure costs will be. They are proposing to use over half of the current infrastructure available for the entire 3500-acres of SMHs. The improvements they propose are only sized to serve their parcel.

| 145-7

Every farmer who supports the NRFs proposal also supports the AgriVision Specific Plan for SMHs. The farmers have been asking the City for an updated vision plan since the '90s. Is it fair to let NRFs scoop the cream and leave all the other farmers and large landowners to pay for the future infrastructure? We will allow all the stakeholders to participate in the updated vision.

SMHA asks that council take the Staff and the Planning Commission recommendation to deny the NRFs PD and to direct staff to continue to work with SMHs and public outreach on a General Plan update and the AgriVision comprehensive Community Plan for the entire 3500-acres of agricultural land in SMHs.

| 145-8

Trust our City Staff and Deny the Project

Larry Balma, President South Morro Hills Association

APPENDIX W0 (Continued)

I46. BALMA

Comment Letter I46

To: Rob Dmohowski, Associate Planner
From: Larry Balma, President South Morro Hills Association, Oceanside
September 25, 2019
Subject: "North River Farms (NRFs)" Planned Development - RECIRCULATED EIR

Traffic:

Traffic is Significant and the future year impacts cannot be properly mitigated without a Melrose extension.

NRFs EIR fails to study traffic impacts east and north of the project site.

The Melrose Bridge was included on the City General Plan anticipating a total build out of SMHs 3500 acres that would add approximately 1000 DUs. NRFs are now proposing to build 586 DUs and are offering mere pocket change toward an Environmental study for the Melrose Bridge. It is absurd to think that the City, Citizens of Oceanside, Landowners of SMHs will ultimately be saddled with a multi-million-dollar bill to construct a bridge because of NRFs entitlement.

Expand the traffic study in the EIR to all affected areas north, east, south and west. Calculate, quantify significance and apply mitigation measures and provide significant contributions to the City infrastructure.

North River Road improvements proposed by NRFs only considers the frontage through their parcel. They plan to leave enough frontage on either side of the road to accommodate two more lanes in the future. However, that frontage is currently calculated as the projects landscape buffer. When North River Road is widened the landscape buffer disappears, it will turn into a wall in front of DUs, merely another high-density subdivision not a gateway into SMHs rural agricultural community. Our SMHs AgriVision plan is calling for huge agricultural buffers between clustered DUs and future roadways in order to maintain the rural feeling that will add to success for Agritourism.

NRFs should be encouraged to work within the framework of AgriVision or put off this project until the updated Community Plan is in place. Piecemeal development and its cumulative effect on the additional 2000+ acres in SMHs is extremely poor planning for our rolling hills agricultural area.

Traffic is a significant impact on the entire population of Oceanside and surrounding areas especially during times of disaster evacuations.

Specifics:

1) NRFs EIR describes Roadway Segment #3 as North River Road between College and Vandergrift. There is no map reflecting the locations of the street

I46-1

I46-2

I46-3

I46-4

APPENDIX W0 (Continued)

segments, but per street signage and online maps, there is no N. River Road segment between Vandergrift and College, but rather a segment of Vandergrift between N. River Road and College. Please clarify. This is the most critical roadway segment - the biggest bottleneck facing our neighborhoods on the north side of the River.

↑
146-4
Cont.

2) Assuming that Segment #3 is as described in the comment above, the EIR states that it has five lanes in this segment. This is not exactly accurate. There are two through lanes, a southbound right-turn lane into the shopping center at the College intersection, and dual left turn lanes. One of the left turn lanes begins about 150 feet south of the Vandergrift / N. River intersection, and the second left turn pocket begins about 100 feet later. Stating that Segment #3 has a capacity of 45,000 vehicles per day is simply not true based on these lane configurations.

146-5

3) The future year impact analyses indicate that the widening of the College bridge over the River will mitigate the direct Project impacts. However, due to the Segment #3 issue, as well as upstream issues on College between the bridge and SR 76, this does not seem accurate. At present, there is insufficient capacity on Segment #3 to clear the southbound queue onto College. Adding 500 more peak hour trips to this segment will only create more idling cars waiting to pass through multiple red-light cycles. Under current conditions, it takes 2-3 cycles to pass through the Segment #3 bottleneck. A more detailed microsimulation analysis must be conducted in order to accurately reflect the operations at this critical location.

146-6

4) Widening Segment #3 is not feasible without substantial property takings. The bottleneck and location where a widening would be needed to improve operations would necessitate the taking of either the new N. River Transit Center and mixed-use development or the 7-11 gas station.

146-7

5) The Evacuation Plan states the obvious, but it fails to state how this plan will mitigate the impacts to evacuations for current residents. The Plan should identify additional strategies - either an additional crossing of the River or one-way emergency operations, which would require signal modifications and additional traffic policing to avoid head-on collisions. Given the traffic congestion and only two crossings over the River (Douglas and College) that were available for escaping the Lilac Fire, it took residents 45 minutes to get to safety on the other side of the San Luis Rey Riverbed. The fire, driven by high-speed Santa Ana winds and fueled by vegetation in the River gave residents little time to react. The EIR does not adequately address an emergency response plan for fire evacuation, which remains a very real threat for this area. North River Rd and Sleeping Indian Rd are dedicated Cal Trans evacuation routes not only for South Morro Hills Oceanside but also for Bonsall and Fallbrook. South Morro Hills has experienced mandatory wildfire evacuation bottlenecks on North River Rd and Sleeping Indian Rd three times during the last decade.

146-8

APPENDIX W0 (Continued)

6) For segment analysis only ADT or Daily trips are analyzed, it does not consider the peak hour, Level of Service, but the intersection analysis does consider LOS. This is why intersections on the east and west intersections of segment #3 accurately reflect the poor operations. What the study fails to recognize as a whole is that the only way to mitigate the impacts of NRF is to extend Melrose across the San Luis Rey River or widen segment #3 (College to N. River) AND the College bridge AND synchronize the signals on College from Vandergrift to SR 76. The focus should be taken off of College Bridge and placed on the real bottleneck between intersections at the east and west ends of segment #3.

|46-9

7) NRFs should consider the bicycle / pedestrian / Neighborhood Electric Vehicle (NEV) access plans that have been conceptualized in the latest AgriVision planning efforts. They need to consider how many of the future high schoolers will access Mission Vista HS and how many of the future homeowners will get to Home Depot. Without Melrose extension, there are NO bike, ped or transit options for accessing Mission Vista High School. This is a major cause of congestion on SR-76 between Melrose and College.

|46-10

Community Plan:

South Morro Hills has initiated a Community Plan process, which is captured in the City's current General Plan Update RFP. Proposals are due October 9th and the consultant team will likely be selected by November. The prudent thing for the Council to do is to take Staff's Recommendation and deny the NRFs project as proposed. NRFs can return with a new proposal after the SMHs Community Plan is in place. SMHA has been working on a Vision plan before NRFs came along. The SMHs Community Plan will be a blueprint for the entire 3500 acres of agricultural area in Oceanside. The completed plan will offer a streamlined approach for the future orderly development of South Morro Hills. We will no longer have haphazard piecemeal development proposals like it has been with NRFs. Sustainable opportunities and density along with future infrastructure needs and costs will be in place.

|46-11

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I47. BALMA

Comment Letter I47

September 26, 2019

Rob Dmohowski, Associate Planner
City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054
rdmohowski@oceansideca.org

re: North River Farms Recirculated EIR comments

Dear Rob Dmohowski,

The entitlement of a project like North River Farms (NRF) without first upgrading the cities Master Plan to include the AgriVison Community Plan for the entire 3500 acres of South Morro Hills (SMH) is not good planning, not good for the city and is especially not good for the community. Many issues such as traffic, public safety, evacuation routes for both Oceanside and neighboring communities of Bonsal and Fallbrook, and the infrastructure needed for this and any future developments for the entire 3500 acre area needs to be determined first. Each project needs to pay its fair share of the infrastructure needs for whatever development is proposed but most importantly to determine just what Oceanside's Agricultural region becomes. We must press the pause button on NRF until the city and community has a chance to determine just what this Agricultural neighborhood in SMH becomes. By entitling NRF a developer rather than a city will set a prescient and determine the future density and uses of the entire area.

I47-1

I47-2

I47-3

The South Morro Hills AgriVison committee has held various meetings with City Staff to determine just what the concerns and constraints are for this region. The sewer requirement was one area that was discussed. From our meetings it was determined that the Onsite Wastewater Treatment Systems (septic tanks) will not suffice for the entire build out of SMH at its current 2.5 DU/AC zoning and that a sewer system will be needed to supplement the needs for SMH. We also discussed that with the infrastructure needed for the entire area that the existing density in certain large parcel sizes may need to increase to pay for these infrastructure projects. We projected between the existing zoning allowance of 1000 DU's up to 3500 DU's along with various agritourism uses such as wineries, breweries, boutique hotels, cafes etc. The city staff determined a 24" sewer line was needed. Staff asked NRF to include this in their project. **BUT** the proposed density that Integral's NRF proposes is nowhere near the overall densities the AgriVison Committee was looking at for the entire SMH area.

I47-4

If the NRF over all density of 2.73 DU's /acre is projected on just the large parcels (approx. 2200 acres) in SMH the cumulative effect could potential allow 5900+ DU's less 10% for topography and roads or 5300+ DU's pushing the size of the sewer line greater than 24" all the way to the San

I47-5

APPENDIX W0 (Continued)

Luis Rey Treatment Plant. This would be a significant infrastructure cost to the balance of the landowners and not shared with the NRF project. This is just one reason why a plan is needed before one project determines it for us.

↑ 147-5
Cont.

Another point to make is the addition of Bree Property. The project is requesting to add the provision for a easement and/or deed restriction over the entire 37.5-acre Bree property to preserve this specific site in agricultural or open space uses and preclude any residential development. I can understand this parcel is used to bring down the overall density of the NRF project, but how is this a benefit to SMH and to Oceanside's Agricultural Region. NRF is proposing to building a dense subdivision of houses on prime farmland, land with the ability to grow almost any crop and located at the entrance and gateway into the Agricultural Region of Oceanside, where as the Bree property is hilltop, some distance away from the roadways not visible to those driving through the area and the topography would limit the farming uses to those crops suitable to be planted and farmed on a hilly location such as a grove, or vineyard. Integral suggests no traffic impacts would occur with the use of this property, so I assume no winery, brewery, or farming operation can exist, just open space. Who will be responsible for the upkeep of this piece of property? Why is there no benefit to the NRF project or the community, such as trails and access for hiking or riding bikes or horses? Why not push the houses on this property and create the farm mosaic as spelled out in the EIR along North River Road and Wilshire instead of dense housing along the roadways?

147-6

147-7

Oceanside needs to hold the line and not entitle NRF. The Request for Proposal is out to update the City's Master Plan and to include the AgriVision Community Plan we are close to creating an area in Oceanside like no other in the city, county or state.

147-8

Respectfully,
Louise Balma
Co chair of the South Morro Hills AgriVision Committee

APPENDIX W0 (Continued)

148. MOGHADAM

Comment Letter 148

From: SuccessWiz Coach <successwiz@msn.com>
Sent: Thursday, September 26, 2019 11:08 AM
To: Robert Dmohowski
Subject: North River farms

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Mr. mohowski, I am writing as a resident of the city of Oceanside. I am writing to express my grave concern regarding The North River Farms proposed housing project. Throughout the years the residence of The agricultural area Oceanside have thoughtfully evolved and developed the community in such a way so as to best serve all the residence and the City. Also with the development of our long-term agrivision Plan I am certain that the agricultural area of Oceanside will continue to represent our city in a beautiful and harmonious as well as economically advantageous manner while preserving the precious resources of our city and state and setting a shining example for other agricultural communities. One of the things that makes Oceanside special, in addition to its prime location, is its rich dichotomy of being both a beach city as well as an agricultural one! Having both of these jewels makes our city especially unique and highly desirable to current and future residence. If the city approaches its planning and development in a thoughtful way, I believe it can evolve into one of the most desirable parts in Southern California. After studying the North River Farms proposed project in some detail, I find it completely unacceptable for our agricultural zone area. Not only is this project completely out of sync with all of the mandated as well as aesthetic purposes of our zoning but also it is completely out of step with the overall stated plans and layout for the city of Oceanside. This project detracts, creates imbalance, and sets the city up for numerous liabilities because of its nature and location (in the agricultural zone portion of Oceanside within a flood plane). In addition it will generate tremendous conflict and discord with its surroundings and neighboring farmers. Finally, it greatly concerns me that the city would consider the addition of so many dwellings against the zoning ordinance of the area especially given that so many dwellings would place a tremendous demand and burden on roadways and other infrastructure that would not adequately support such an Unpopular edition. This in adequate infrastructure could potentially endanger other residents of the area in the event of an emergency evacuation. As such I would respectfully urge you to deny the North River Farms proposed project. Sincerely, M. Moghadam

148-1

148-2

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I49. JOHNSTON

Comment Letter I49

From: Phil Johnston <pfjohnston@runbox.com>
Sent: Thursday, September 26, 2019 9:12 AM
To: City Council; Planning-Planning Commission; Planning Web; Robert Dmohowski
Subject: Proposed NRF Project - Response to Recirculation of the FEIR for North River Farms
Attachments: msg-30383-2.html

Warning: External Source

City Council and Planning Department-

This is regarding the proposed North River Farms project. Specifically, the "PUBLIC NOTICE OF THE AVAILABILITY RECIRCULATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE NORTH RIVER FARMS PLANNED DEVELOPMENT PLAN"

I49-1

My comments regarding the nine proposed "Project Refinements" follow:

1. A further reduction in maximum residential units count from 656 to 585 dwelling units;

I49-2

This is definitely a step in the right direction, but unless and until the general plan is modified by Oceanside, the housing density should be restricted to the current allowable density of one residence per 2.5 acres.

2. Provision of one million dollars (\$1 million) towards the preparation of a community plan for the Wilshire and N. River Road areas of South Morro Hills;

No one spends one million dollars without a very good reason. In this case Integral recognizes their project is inconsistent with the General Plan and zoning specifications, and is attempting to address that by funding a community plan.

This is unacceptable for several reasons. Firstly, the project needs to be consistent with the General Plan which is in place at the time the project is submitted, otherwise the planning process is a complete farce. It is clearly unacceptable to approve a project and then after-the-fact fashion a community plan which fits the project. This is "Ready, fire, aim", it does not work and cannot be accepted.

I49-3

Secondly, an Orange County based developer has no business whatsoever being monetarily connected to drafting of either the General Plan or a Community Plan for the City of Oceanside. This is solely the responsibility of the City and its citizens. City and citizens will live with the plan; it's benefits, it's risks, and it's consequences. Not so the developer, who will sell the project to investors and be completely divested from the project within a few years.

APPENDIX W0 (Continued)

3. Dedication of land for development of a permanent (instead of interim) fire station at the project site, in addition to the applicant's prior commitment to fund its ongoing operations;

Cutting out a little bit of land for a fire station is trivial, it costs the developer next to nothing. But how long will the developer fund operation of the fire station? Fully and forever? I doubt it. This is just creating a problem and shoving the cost out into the future. Furthermore, the fire station does not seem properly designed for the wildfire threats in the area.

149-4

4. Preservation of the Bree Property – an additional 37.5 acres land adjacent to the original project site – in permanent agricultural or open spaces uses, and inclusion of the Bree Property within the project boundary;

I don't see any significant advantage to this. It could be a positive, but there would be uncertainty and risk regarding what would happen with the property in the future. What might "open spaces uses" mean to a developer?

5. Incentivize restaurant/ brewery uses within the Village Core;

This is just another element of suburban sprawl, adding to traffic and degrading the quality of life in the community.

149-5

6. Provision of a dog park within Village Core;

This is insignificant, it does not materially change the impacts of the project on Morro Hills and Oceanside.

7. Upsize sewer within N. River Road between Leon Drive and the western boundary of the project site from a proposed 21-inch pipeline to a 24-inch to respond to the City's request;

Exactly why is the city requesting this? Did NRF's original plan overtax the existing infrastructure, without planning to pay for it? Or is this in preparation for additional development, counter to the general plan? Neither of these possibilities is good.

149-6

8. Addition of a mountain bike trail

This seems to be poorly thought through, and amounts to nothing. It is described as "along the southern perimeter of the project site". That would not be long enough to be of any interest to Mountain Bikers. Again, this is insignificant, it does not materially change the impacts of the project on Morro Hills and Oceanside.

149-7

9. Contribution of \$500,000 to the City for improvements to the Melba Bishop Recreation Center at the City's discretion.

APPENDIX W0 (Continued)

This is insignificant, it does not materially change the impacts of the project on Morro Hills and Oceanside.

↑ 149-7
↑ Cont.

Respectfully,

Phil Johnston

1544 Sleeping Indian Road

Fallbrook CA 92028

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

150. DEANE

Comment Letter 150

From: s.kombacher@yahoo.com
Sent: Thursday, September 26, 2019 2:03 PM
To: Robert Dmohowski
Subject: NRF

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Good afternoon Mr. Dmohowski,

We are residents of Oceanside and reviewed the newest proposed changes to the North River Farms project. **We strongly oppose its development.** NRFs will result in significant and unavoidable impacts to population, traffic, infrastructure.

150-1

We do not believe that it is in the best interest of our City's financial, physical, mental, and environmental health, and in fact, compromises the safety of residents in emergency situations and will contribute to untold costs regarding infrastructure that NRF does nothing to mitigate. NRFs ignores the fact that Sleeping Indian Road and North River Road are dedicated disaster evacuation routes from Fallbrook and Bonsal by Cal Trans, Department of Transportation. These evacuation routes are already in need of repair and overburdened.

150-2

We urge the council to strongly weigh the impact of this project on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety and flood plain. With their plan to reduce the number of homes by only 70, it is disappointing this project is still being considered!! Please protect constituents, do not endanger the area so precious to Oceanside and place more burden on water supplies and on taxpayers who will bear the burden of improving infrastructure and necessary services, and do not acquiesce to big money developers who have no investment in our community by allowing this project to move forward.

150-3

We support the AgraVision Community Plan and would hope the council will put what is best for Oceanside and dwindling agricultural land, over the vision of a developer who only has their best interests in mind with no real regard for our community. Currently we do not have the infrastructure in SMHs to even build the 1000 more homes that would be acceptable under our General Plan and Zoning Ordinance. The concessions that NRFs is offering for traffic do not solve the problems their additional 585 DUs will bring to SMHs. They are not contributing to future development infrastructure. Thus, an updated Vision plan is necessary.

150-4

Integral is trying to push their NRFs project through to entitlement before the AgraVision plan is in place, before the City knows what the future infrastructure costs will be. They are proposing to use up over half of the infrastructure available for the entire 3500-acres of SMHs. That the city council is still entertaining it is very distressing and curious; given the amount of money the developer has spent trying to get their way, we truly hope the council has not already made a decision.

150-5

Philip Deane & Susan Kombacher
1495 Wilshire Rd.

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I51. HEGER

Comment Letter I51

From: Alex Heger <hegerstein@msn.com>
Sent: Thursday, September 26, 2019 2:45 PM
To: Robert Dmohowski <RDmohowski@oceansideca.org>; Alex Heger <hegerstein@msn.com>; JAY SCRIVENER <jayscrivener@cox.net>
Subject: North River Farms EIR comment, in opposition

Warning: External Source

The traffic impact of the project is substantial, it will make the intersections North River Rd./ Vandegrift Blvd. and North River Rd./College Blvd. impassible for traffic at peak times and generate significant delays and air pollution, the mitigations proposed in the traffic report are totally inadequate as they will not resolve the real conditions, the report ignores the distance between the intersection, gridlock will be the result. I protest the acceptance of the presented EIR as it is seriously misrepresents the impact of the proposed project. there is to be a traffic solution prior any significant development of the project site.

I51-1

Alex Heger
Oceanside, Ca 92057

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I52. JONTE

Comment Letter I52

From: Rachel Jonte <rachel@mrazfamilyfarms.org>
Sent: Thursday, September 26, 2019 4:02 PM
To: Robert Dmohowski <RDmohowski@oceansideca.org>; Planning Web <Planning_Web@oceansideca.org>; Planning-Planning Commission <PlanningCommission@oceansideca.org>; City Council <Council@oceansideca.org>
Subject: Comment regarding the re-release of EIR for North River Farms Project

Warning: External Source

Dear Mr. Dmohowski, Planning Staff, Planning Commission, and City Council Members,

I am writing to express my opposition to the new version of the EIR released by North River Farms concerning their proposed project in South Morro Hills.

This version of the EIR has done nothing to remediate any of the concerns I expressed in my attached letter of May 2, 2019. The minor shifts they are proposing do nothing to alleviate my grave concerns about mine and my fellow neighbors safety in South Morro Hills. With the dramatic changes we've seen in the climate over the past decade, we must be prepared for a wildfire at all times and I see no additional exit from South Morro Hills, only potentially 1000 additional cars. North River Farms project ignores the fact that Sleeping Indian Road and North River Road are dedicated disaster evacuation routes from Fallbrook and Bonsall by Cal Trans, Department of Transportation. These evacuation routes are already overburdened. I can attest to that having been evacuated in December of 2017.

I also find their proposed extra funding to be very suspicious, and again, does nothing to address any of my concerns.

I52-1

I52-2

I52-3

APPENDIX W0 (Continued)

This project continues to result in the permanent loss of prime agricultural land that generates jobs and local food, reducing precious acreage that is dedicated for this purpose. North River Farms would inevitably result in conflicts between farmers and residents because of inadequate buffers. We who farm are accustomed to many inconveniences of living in a farming area including helicopter spray of pesticides, loud noises, slow trucks that block the road, wildlife that causes damage to our property (coyotes, rats, squirrels, etc.), Insects, etc. For us farmers, the inconveniences are part of life and because we have spacious land, it is worth it. This project will place a typical suburban development right up against an active farming area and they won't have the benefit of spacious land to outweigh the inconveniences. They will also outweigh our voices 7 to 1, and I predict, would soon put an end to farming in South Morro Hills by their complaints. And for what? A wealthy housing developer making a lot of income. It is NOT worth sacrificing our farming tradition and our livelihood for a housing development that could be built anywhere else.

North River Farms will ruin our opportunity to create a community that is rich with agritourism opportunities by farmers and projects that fit in with the farming tradition of South Morro Hills. They will have filled our prime space with a crowded subdivision of homes, a developer with no investment aside from making income. Our city deserves the chance to create our own master plan and AgriVision Plan that will create a future destination for travel, agritourism, and amazing educational opportunities for people to experience in an actual farming community. Not a fake one.

Our city is not beholden to a developer to write our future for us. With patience and support of the master plan and the AgriVision plan we will have a blueprint that can THEN engage developers within our guidelines of what works to preserve the farming tradition, not threatening it, and to create infrastructure that centers the safety of citizens.

One final note. We in South Morro Hills are gaining recognition worldwide for some of our pioneering crops and farming practices. Particularly in the specialty coffee market, we are growing coffee that is proving to be some of the best and most sought after in the world. This opens up a whole new market of profitable crops for farmers in our area, and worldwide recognition of our particular region as a premier sweet spot that can grow things that were never before suspected as possible. With our unique blend of ocean breezes, outstanding soil, and sunshine, we are one of the jewels in Southern California's farming arena and in San Diego County. Oceanside should be proud and excited by this new potential and rather than allowing an outside developer to carve away some of these precious few farm-zoned acres, protect them and help them develop into a destination for visitors and residents alike to experience the wonder of connection with nature and growing amazing crops and food.

Thank you for your time in reading my letters. Please vote NO on this project. It is not the time, it is not the project. We are sitting on a gem that will very likely be destroyed if this project moves forward. I am so grateful for the dedicated City Staff who have continued to review this project carefully and have used their knowledge and experience to evaluate it as a wrong fit for this region at this time. Thank you for your ongoing efforts to support what is best for Oceanside and our citizens.

Respectfully,

Rachel Jonte

--

Rachel Jonte

Mraz Family Farms

152-4

152-5

APPENDIX W0 (Continued)

Rachel A. Jonte ~ 6329 La Paloma Lane, Oceanside, CA 92057 ~Rachel@mrazfamilyfarms.org

May 2, 2019

Dear Members of the Oceanside Planning Commission:

I am writing to express my opposition to the proposal for rezoning and development of 177 acres in South Morro Hills by the applicant Integral/North River Farms. I am a resident of SMH and have lived here for 4 years. I have a deep connection with the land here and a lot of pride in the City of Oceanside. The City of Oceanside was fortunate to have founders with great vision who set aside acreage for agriculture, protecting beauty, balance, quality, and character in our City. They enshrined a symbol of farming on the City Crest. They protected this area from moments like this one because connection to land, growing things, the potential for food sovereignty, for escape to nature and open space, these things are important for human thriving. And most cities don't have these assets, so for this, I thank our city founders.

152-6

I am opposed to the project proposed by Integral/North River Farms, not because I am opposed to change or to development in South Morro Hills, but because this proposal is wrong for Oceanside in so many ways. This proposal would drastically change this precious gem of the city in irrevocable ways that compromise safety, quality of life, and the future of farming in Oceanside, and I don't believe that level of dramatic change should be imposed upon citizens by a business who has no connection to the land, the city, and has the sole objective of profit for their company.

152-7

Oceanside AgriVision is working on a plan that includes smart development in South Morro Hills while preserving farming and a rural spacious character, protecting vistas, and keeping at the forefront safety and traffic concerns. AgriVision is going about this the smart way, working with the City, with the citizens, the farmers, and the neighbors as well as engaging creative landscape and housing designers who are working with a comprehensive topographical map of South Morro Hills to create a beautiful plan for the future. This plan will include housing and neighborhoods that are more dense than the current zoning, and they will be located in strategic places in the area that make sense. Oceanside AgriVision deserves the time to complete this plan and adopt it with and for the city, by citizens and farmers who live here, love here, have invested their time, talents, and treasure here. The applicant is a disconnected company with no ties to this area, trying to rush through a project that would decimate prime land in South Morro Hills that is key to the Oceanside AgriVision plan. Please give AgriVision time to craft the future of this area, not a developer.

152-8

Safety is my main concern here. There are currently 178 residences in the whole of South Morro Hills. This developer plans to pack in 659 residences into the gateway and main roadway that supplies this entire region. As it stands now, this roadway is insufficient for evacuation of current residents in the event of an emergency, which we all have experienced in the past two years. Add 1200 cars to this roadway and the danger is obvious and terrifying for me as a resident. A closer fire department does nothing to help all of these cars get out. There is a fire department not even a mile from there. A new bridge from North River Road to the 76 is needed and would be absolutely necessary for this project to even begin to offset the threats their plan poses to our safety.

152-9

APPENDIX W0 (Continued)

Rachel A. Jonte ~ 6329 La Paloma Lane, Oceanside, CA 92057 ~Rachel@mrazfamilyfarms.org

Packing in so many homes in that **density** right up against a farming area is also potentially the beginning of the end for farming in Oceanside. Farming is loud, dusty, it disturbs the air and clogs the roadways with slow trucks. The wildlife including birds, small mammals, insects, and coyotes share this region with us. High density housing residents are inevitably going to complain and their quantity of voices would outweigh the farmers if this proposal went through, eventually at a great cost to the city. This has happened all over the country in places where development pushes up too closely to farming to make the most profit possible, without considering the long term impact.

152-10

Oceanside has a precious resource in the agricultural zone of South Morro Hills and has a unique opportunity to create a smart community plan that celebrates and encourages agriculture while creating more opportunities for people to live, work, and enjoy this rare and precious space. Few cities in the world have this kind of land and this type of opportunity to create something sustainable that engages and brings vitality to the region.

Smart community design can avoid development that causes congestion, proposes high density housing that destroys the rural atmosphere, and actually threatens residents safety and farming beyond just the loss of farming acreage already proposed.

152-11

I have attended the meetings and it is clear that Oceanside citizens are NOT for this development. The arguments proposed for the project are extremely weak in the face of the hundreds of people who oppose selling off this prime area, specially zoned for agriculture to forever change this city. Listen to the citizens. Their concerns are real and they have brought up dozens of important points. Oceanside AgriVision will help this area find the path forward with development, agritourism, and safety. Give them time to complete the process and adopt a comprehensive plan for South Morro Hills. Then and only then, let's engage developers to create beautiful neighborhoods that make sense within the plan.

Please vote NO on this development project. Please allow the vision plan to continue. Please listen to the hardworking staff that are in touch with the Oceanside community and their needs. Please don't give the power of determining the future of Oceanside's farming region to a greedy developer who cares only about profit. This development does nothing to improve life in South Morro Hills and many things to decrease the safety and quality of life of current residents, and diminish the character of our beautiful city.

152-12

Respectfully,

Rachel Jonte
Mraz Family Farms

APPENDIX W0 (Continued)

I53. BALMA

Comment Letter I53

To: Rob Dmohowski, Associate Planner

From: Larry Balma, President South Morro Hills Association, Oceanside

September 25, 2019

Subject: "North River Farms (NRFs)" Planned Development - RECIRCULATED EIR

March 6, 2019

I am concerned with the Integral proposal to add a third lane to the College bridge. I made physical measurements on the bridge yesterday. This proposal should undergo some further study.

My measurements showed that the bridge is 71'6" wide from the inside of the east wall to the inside of the west wall. The design and possibly the correct measurement are 72' wide. The center concrete barrier is 32" wide. The white line on either side of the base of the barrier is 18" on each side of the barrier. The Integral proposal calls for the white lines to be 4'. This would place the lines 9" from the barrier. Three 11' wide lanes would place the white lane just 12" from the inside of side walls.

The current traffic turning right from North River Road southbound across the College bridge cross inside of the bike lane white line. Busses and Trucks cross the bike lane line the full width of their front tire. The current right lane measures 11' wide. The current number 1 lane measures 12' wide.

Narrowing the cushion from barrier to wall this much to crowd three 11' wide lanes seems unsafe to me. If this lane crowding leads to future accidents the City could be held liable.

I do not know the code requirements; however, I do believe it should be studied physically unless you have already researched this in detail.

I53-1

APPENDIX W0 (Continued)

INTENTIONALLY LEFT BLANK

APPENDIX W0 (Continued)

I54. VARIOUS

Comment Letter I54

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Sunday, August 11, 2019 11:02 AM
To: City Council <Council@oceasideca.org>
Cc: Allison Brown <allison.brown@yahoo.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Allison Brown
Primary Address: Jeffries Ranch
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: allison.brown@yahoo.com

There have been 179 Opposition Letters sent from 165 Unique IPs thus far.

I54-1

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Sunday, August 11, 2019 9:04 AM
To: City Council <Council@oceansideca.org>
Cc: carrie jaffe <eaglecj@sbcglobal.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: carrie jaffe
Primary Address: 872 Oro Grande St
City, State ZIP: oceanside, ca 92057
Phone Number: 7609456086
Email Address: eaglecj@sbcglobal.net

There have been 178 Opposition Letters sent from 164 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, August 12, 2019 3:54 PM
To: City Council <Council@oceansideca.org>
Cc: charles weagraff <cweagraff768@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: charles weagraff
Primary Address: 768 PUERTO ORO CT
City, State ZIP: oceanside, ca 92057
Phone Number: 7605050411
Email Address: cweagraff768@gmail.com

There have been 185 Opposition Letters sent from 170 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, August 10, 2019 9:27 AM
To: City Council <Council@oceasideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Cheryl Spear
Primary Address:
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address:

There have been 175 Opposition Letters sent from 161 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, August 9, 2019 11:05 PM
To: City Council <Council@oceansideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Gisele Zeffaro
Primary Address:
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address:

There have been 172 Opposition Letters sent from 158 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, August 9, 2019 9:27 PM
To: City Council <Council@oceansideca.org>
Cc: Joan Bockman <joanbockman@sbcglobal.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Joan Bockman
Primary Address: 1017 Alberta Ave
City, State ZIP: oceanside, ca 92054
Phone Number: 7604339401
Email Address: joanbockman@sbcglobal.net

There have been 171 Opposition Letters sent from 157 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, August 12, 2019 9:25 AM
To: City Council <Council@oceansideca.org>
Cc: Joseph W Long <longb@hotmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Joseph W Long
Primary Address: 1016 GALLERY DR
City, State ZIP: oceanside, ca 92057
Phone Number: 4085693940
Email Address: longb@hotmail.com

There have been 181 Opposition Letters sent from 167 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, August 10, 2019 9:26 PM
To: City Council <Council@oceansideca.org>
Cc: Linda M Brinckerhoff <mindymaree@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Linda M Brinckerhoff
Primary Address: 1058 Village Drive
City, State ZIP: oceanside, ca 92057
Phone Number: 5309665724
Email Address: mindymaree@gmail.com

There have been 177 Opposition Letters sent from 163 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: Madison Weber <madison.weber00@gmail.com>
Date: August 12, 2019 at 10:37:04 AM PDT
To: council@oceansideca.org

Warning: External Source

I am a resident of Oceanside and after reviewing the North River Farms project, I oppose its development. I do not believe that it is in the best interest of our City's financial, physical, mental, and environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please do not allow this project to move forward.

Thank you,

Maddy Weber
Madison.weber00@gmail.com

Sent from my iPhone



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, August 10, 2019 4:54 PM
To: City Council <Council@oceansideca.org>
Cc: Malcolm Hebert <mth600@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Malcolm Hebert
Primary Address: 4914 Overlook Dr
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: mth600@gmail.com

There have been 176 Opposition Letters sent from 162 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, August 10, 2019 12:19 AM
To: City Council <Council@oceasideca.org>
Cc: Robert Boone <robert.boone@laverne.edu>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Robert Boone
Primary Address: 3214 mission ave
City, State ZIP: oceanside, ca 92058
Phone Number:
Email Address: robert.boone@laverne.edu

There have been 173 Opposition Letters sent from 159 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Sunday, August 11, 2019 3:08 PM
To: City Council <Council@oceasideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Roberta Dotson
Primary Address: 6550 Indian Trail Way
City, State ZIP: oceanside, ca 92028
Phone Number:
Email Address:

There have been 180 Opposition Letters sent from 166 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, August 10, 2019 8:19 AM
To: City Council <Council@oceasideca.org>
Cc: Steve & Barbara duBois <stevedubois1@aol.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Steve & Barbara duBois
Primary Address: 1133 Village Dr
City, State ZIP: oceanside, ca 92057
Phone Number: 7602316301
Email Address: stevedubois1@aol.com

There have been 174 Opposition Letters sent from 160 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, August 12, 2019 12:57 PM
To: City Council <Council@oceasideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Susan Kornbacher / Deane
Primary Address:
City, State ZIP: oceanside, ca 92028
Phone Number:
Email Address:

There have been 184 Opposition Letters sent from 169 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: s.kornbacher@yahoo.com
Sent: Monday, August 12, 2019 6:11 PM
To: City Council
Cc: Robert Dmohowski
Subject: NRF proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

To all Oceanside Council Members:

I am a resident of Oceanside and after reviewing the newest proposed changes to the North River Farms project, I oppose its development. I do not believe that it is in the best interest of our City's financial, physical, mental, and environmental health, and in fact, compromises the safety of residents in emergency situations and will contribute to untold costs regarding infrastructure that NRF does not take responsibility for. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. With their plan to reduce the number of homes by only 70, it is disappointing that this project is still being considered!! Please protect constituents, do not endanger the area so precious to Oceanside, and do not acquiesce to big money developers by allowing this project to move forward.

*Susan Kornbacher
Wilshire Rd.
Oceanside, CA*

154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, August 12, 2019 10:58 AM
To: City Council <Council@oceansideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Terrie Emerick
Primary Address: 1466 Ozark Road
City, State ZIP: oceanside, ca 92056
Phone Number:
Email Address:

There have been 182 Opposition Letters sent from 167 Unique IPs thus far.



I54-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, August 12, 2019 10:58 AM
To: City Council <Council@oceansideca.org>
Cc: William W McDowell <WMCDO1@SBCGLOBAL.NET>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: William W McDowell
Primary Address: 921 Sleeping Indian Road City, State ZIP: oceanside, ca 92057 Phone Number: 7609412222 Email
Address: WMCDO1@SBCGLOBAL.NET

There have been 183 Opposition Letters sent from 168 Unique IPs thus far.



I54-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, August 12, 2019 8:29 PM
To: City Council <Council@oceansideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Angelica Arellano
Primary Address:
City, State ZIP: oceanside, ca 92056
Phone Number:
Email Address:

There have been 187 Opposition Letters sent from 172 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, August 12, 2019 11:30 PM
To: City Council <Council@oceasideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Charlotte Hyre
Primary Address:
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address:

There have been 190 Opposition Letters sent from 175 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, August 12, 2019 6:36 PM
To: City Council <Council@oceansideca.org>
Cc: Evgenia Kriakov <Kriakov@sbcglobal.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Evgenia Kriakov
Primary Address: 109 Lotus St
City, State ZIP: oceanside, ca 92054
Phone Number:
Email Address: Kriakov@sbcglobal.net

There have been 186 Opposition Letters sent from 171 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, August 13, 2019 3:22 AM
To: City Council <Council@oceasideca.org>
Cc: Jack Brooks <jackpbrooks@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Jack Brooks
Primary Address: 1524 Belmont Park Rd
City, State ZIP: oceanside, ca 92057
Phone Number: 8589223409
Email Address: jackpbrooks@gmail.com

There have been 191 Opposition Letters sent from 175 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, August 12, 2019 9:45 PM
To: City Council <Council@oceansideca.org>
Cc: Leslie Brooks <lesliebrooks@cox.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Leslie Brooks
Primary Address: 1524 Belmont Park Rd.
City, State ZIP: oceanside, ca 92057
Phone Number: 7606301758
Email Address: lesliebrooks@cox.net

There have been 188 Opposition Letters sent from 173 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: Dick & Nancy Weaver <nnd9@cox.net>
Date: August 13, 2019 at 2:41:05 PM PDT
To: <council@oceansideca.org>
Subject: North River Farms project
Reply-To: Dick & Nancy Weaver <nnd9@cox.net>

Warning: External Source

Hello to all Council Members,

Re: North River Farms project - after speaking with a number of residents and farmers who live in the NRF proposed project location, our family sees far more problems, than the seeming benefits. We have direct personal experience in both agriculture and in city living.

Increased traffic congestion is only one, planning that does not lend itself to truly foundationing the entire area and the farmers, residents and businesses as a healthy and literally community-sustainable region and other issues are too unwieldy to allow this project. We say and vote No.

Thank you for your attention to this vote.

R & N Weaver

1

154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, August 13, 2019 1:02 PM
To: City Council <Council@oceasideca.org>
Cc: Rebecca Quevedo-Prastein <rprastein@earthlink.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Rebecca Quevedo-Prastein Primary Address:
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: rprastein@earthlink.net

There have been 192 Opposition Letters sent from 176 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, August 12, 2019 9:57 PM
To: City Council <Council@oceasideca.org>
Cc: vishnu-priya sneller <vsneller@yahoo.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: vishnu-priya sneller
Primary Address: 4326 wind river way
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: vsneller@yahoo.com

There have been 189 Opposition Letters sent from 174 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Wednesday, August 14, 2019 8:24 AM
To: City Council <Council@oceansideca.org>
Cc: Elizabeth Leja <Beanieleja@aol.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Elizabeth Leja
Primary Address: 4860 Glenhollow Circle
City, State ZIP: oceanside, ca 92057
Phone Number: 2096402171
Email Address: Beanieleja@aol.com

There have been 193 Opposition Letters sent from 177 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Thursday, August 15, 2019 12:22 PM
To: City Council <Council@oceasideca.org>
Cc: Kathleen Reilley <reilley@ix.netcom.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Kathleen Reilley
Primary Address:
City, State ZIP: oceanside, ca 92056-4711 Phone Number:
Email Address: reilley@ix.netcom.com

There have been 194 Opposition Letters sent from 178 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, August 16, 2019 2:48 AM
To: City Council <Council@oceansideca.org>
Cc: Austin Wright <xciarlarex@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Austin Wright
Primary Address: 2410 Skylark Drive
City, State ZIP: oceanside, ca 92054
Phone Number:
Email Address: xciarlarex@gmail.com

There have been 196 Opposition Letters sent from 180 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Thursday, August 15, 2019 8:19 PM
To: City Council <Council@oceansideca.org>
Cc: connie Boone <pondgrass@aol.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: connie Boone
Primary Address: 125 Ellery st
City, State ZIP: oceanside, ca 92054
Phone Number: 9252124046
Email Address: pondgrass@aol.com

There have been 195 Opposition Letters sent from 179 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: David Flinn <flinn_david@yahoo.com>
Sent: Saturday, August 17, 2019 1:30 PM
To: Robert Dmohowski
Subject: high density housing project

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

To Oceanside City Council Member,

I have been a resident of Oceanside for more than twenty years. After reviewing the North River Farms high density housing project, I oppose its development. I do not believe that it is in the best interest of our City's financial, physical, mental, and environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, and flood plain. Please do not allow this project to move forward.

Respectfully,

Laura Flinn
South Morro Hills Resident



154-1
Cont.

APPENDIX W0 (Continued)

From: Marcia Terry <only1mterry@gmail.com>
Date: August 18, 2019 at 11:50:22 AM PDT
To: Council@oceansideca.org
Subject: Hi

Warning: External Source

Greetings to you all,

I live in the old people's community of Oceana. I love Oceanside. I run on the San Luis River Bike Trail, go to the beach, tutor for Oceanside Reads, and spend a lot of time outdoors. I love out coyotes, rabbits, native squirrels, snakes, lizards and even all the adorable darkling beetles that proliferate in our area. We need to protect them and the environment they need to thrive.

I want to urge you all to please not allow the Morro Hills plan to ever take effect. We need to protect our city from overdevelopment and not encourage it. Please don't let this rape of the environment take place.

Thank you for considering my opinions.

Marcia Terry

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154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, August 17, 2019 10:49 PM
To: City Council <Council@oceansideca.org>
Cc: Elaine Cefola <ecefola7@att.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Elaine Cefola
Primary Address: 1528 Saran Ct.
City, State ZIP: oceanside, ca 92056
Phone Number: 7602132043
Email Address: ecefol7@att.net

There have been 197 Opposition Letters sent from 180 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: Matt Hassett <osideloco@gmail.com>
Sent: Monday, August 19, 2019 10:21 AM
To: Robert Dmohowski
Subject: North River Farms

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

Mr. Dmohowski,

As a resident of Oceanside living in the vicinity of the proposed North River Farms project I would like to express my opposition to it's development. While I appreciate the developers tenacity and various modifications the the plan I do not believe this project will provide much benefit to the residents of this area. Rather, the loss of farmland, traffic congestion and fire safety are all major issues of this project that will negatively affect the region. With all the talk of affordable housing and the need for more of it let's consider the demographics of the large majority of the area surrounding the proposed project. How many of the local residents could even consider buying a house here? I believe in new development and actually make a living in part because of it, however I strongly believe the City Council, as representatives of the people, should seriously consider what, if any, long and short term benefits this project will provide to the residents of Oceanside. Let's preserve the area for the generations to come.

Sincerely,

Matthew Hassett
4972 Tyler St.
Oceanside, CA 92057

154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, August 20, 2019 10:36 AM
To: City Council <Council@oceasideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: N. Watson
Primary Address:
City, State ZIP: oceanside, ca 92058
Phone Number: 7602315509
Email Address:

There have been 199 Opposition Letters sent from 182 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Wednesday, August 21, 2019 10:09 AM
To: City Council <Council@oceasideca.org>
Cc: Val Torres <Valtorres76@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Val Torres
Primary Address: Oceanside
City, State ZIP: oceanside, ca 92054
Phone Number:
Email Address: Valtorres76@gmail.com

There have been 200 Opposition Letters sent from 183 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: "James A. Gonzales " <opletter@blocksolutionsgroup.io>
Date: August 22, 2019 at 9:38:50 PM PDT
To: <council@oceasidaca.org>
Cc: "James A. Gonzales " <jg800125@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: James A. Gonzales
Primary Address: 1432 Eastview Ct.
City, State ZIP: oceanside, ca 92056
Phone Number: 7602718330
Email Address: jg800125@gmail.com

There have been 201 Opposition Letters sent from 184 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: Letitia Pepper <lettiaepopper@yahoo.com>
Date: August 26, 2019 at 12:29:37 AM PDT
To: council@oceansideca.org
Cc: Dennis Martinek <dmartinek@palomar.edu>, Nadine Scott <deannie550@sbcglobal.net>
Subject: North River "Farms" High End Housing Development

Warning: External Source

I continue to oppose this project.

I have personally seen the huge difference it makes when a city and its citizens stand up to developers and short-term elected officials in order to protect the city's open space, unique physical characteristics and agricultural land from sprawl and incompatible development.

The citizens of Riverside have successfully passed — and then defended against repeated attacks by developers and city councils — Measures R and C, the City of Riverside equivalents to Oceanside's Measure Y, the local citizens' initiative that was only defeated by lies and huge sums of money spent by the would-be developer of the North River Farms [sic!] project.

While the communities around the City of Riverside have become unattractive areas where every hillside is covered by developments, Riverside has maintained its beautiful hills, arroyos, open space, agricultural land while also providing new housing and preserving historical buildings and homes. This helps make Riverside a place that, even in the Inland Empire, attracts tourists and new businesses and residents who appreciate its charm.

So, if North River Farms is such a wonderful, useful project for the City of Oceanside, and a great addition to what people love about Oceanside, then why did the developer need to lie and spend so much money to defeat Measure Y? The answer is obvious: the project sucks.

Oceanside does not need more high-end housing that reduces our valuable agricultural land, especially land suitable for organic farming, the future of agriculture. Instead, we need affordable middle and low-end housing that is convenient to commuter transportation and shopping services, and we need low-income housing for the desperately needed agricultural workers, housing that is close to their places of employment.

In fact, if the big tomato and strawberry growers want to use their land for housing, they could and should seek a zoning for some of their land to be used for an auxiliary agricultural use: low-income housing for actual agricultural workers and their families. Not rezoning for high end housing for people who have no business in the agricultural zone.

That was, and is, one of the best things about Measure Y: it allowed, and will allow when adopted, rezoning of Ag land without voter approval for the purpose of truly affordable low income housing.

Letitia E. Pepper
1728 Hicks Street
Oceanside CA 92054
(951). 743-3387

Sent from my iPhone

154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, August 27, 2019 10:11 PM
To: City Council <Council@oceasideca.org>
Cc: Teresa Masters <tam2819@cox.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Teresa Masters
Primary Address: 1644 Corte Verano
City, State ZIP: oceanside, ca 92056
Phone Number: 760-643-8169
Email Address: tam2819@cox.net

There have been 202 Opposition Letters sent from 184 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: Tammy Taunt <cneseagcer@aol.com>
Date: August 22, 2019 at 5:29:54 PM PDT
To: council@oceansideca.org
Subject: North River Farms

Warning: External Source

Dear Oceanside City Council,

My husband and I have been resident of Oceanside for over 21 years. We live in Whelan Ranch, towards the back gate of Camp Pendleton. We love our neighborhood and the area we live in. I am a local Realtor as well. I do know and understand what happens when a new project is built.

After reviewing the North River Farms project, I oppose its development. I do not believe that it is in the best interest of our City's financial and environmental health. No one wants to see North San Diego County turn into Los Angeles and this is a major step towards that....taking farm land and open space away is a BAD idea.

There is no infrastructure and it would be a nightmare **in case of an emergency** such as a fire. During the 2017 Lilac fire we were on the evacuation list and could not leave our home because cars were literally not moving on the street for 90 minutes or more. Very scary. This city has done nothing to fix this issue, so why would the city be responsible to the citizens for this North River Farms project?

The "election" over the North River Farms project was so confusing **NO ONE** knew for sure what they were voting on. I studied both sides and could not figure out which side

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154-1
Cont.

APPENDIX W0 (Continued)

was a solid "NO" on the North River Farms project. I believe that the amendment was written to be confusing on purpose....so the city could say that "the people voted" but we really did not. In the past, citizens have voted DOWN high rise buildings, hotels, etc in downtown on more than one occasion and the city council decided to ruin our downtown and allow these projects to happen anyway.

The North River Farms project DOES NOT provide "affordable" housing. That is a ludicrous thought.

I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please do not allow this project to move forward. PLEASE BE RESPONSIBLE AND **LISTEN TO THE RESIDENTS. WE SAY NO** to North River Farms

Thank you in advance for listening.

Tammy Taunt

gneseagoer@aol.com

"The magic spell cast by the sea enlightens all that embrace her..." Wyland



154-1
Cont.

APPENDIX W0 (Continued)

From: Joe Cardani <cardani@gmail.com>
Sent: Wednesday, August 14, 2019 4:55 PM
To: Robert Dmohowski
Subject: North River Farms

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

The developer is trying to skate by, yet again, with incremental improvements coupled with a few dollars thrown at the city. There is not much they can do, though, that will address the real problems: additional traffic burden on an already stressed infrastructure, lack of commercial and police infrastructure, and the potential for flooding (which alone should end this discussion).

None of these issues concern the developer, of course. He will be long gone when the city springs new taxes on us to deal with each the infrastructure and safety problems or when insurance companies blow up the cost of fire insurance on all of us, in part because of the vulnerability of this development.

The city should concentrate on infrastructure and safety improvements *first*, then consider expansion - especially when it is unnecessary, as in the case of this development. Instead, we will have to deal with all these issues *in extremis* if North River Farms is approved. (Oh, and can we please drop the "Farms" façade?)

This development is just wrong for the city, and the repeated application of lipstick has not made it any more right.

Joe Cardani



I54-1
Cont.

APPENDIX W0 (Continued)

Associate Planner Rob Dmohowski
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

August 21, 2019

Dear Associate Planner Rob Dmohowski,

I am a resident of Oceanside District 2. After reviewing the North River Farms project, I oppose its development. I do not believe that it is in the best interest of our City's financial, physical, and environmental health. I urge the council to strongly weigh the impact of this project on existing taxpaying residents. The irrevocable loss of farmland and the creation of endless traffic congestion in this area is absolutely absurd. The elevated fire dangers and the senseless decision to build and encroach upon a flood plain & protected space is insane and dangerous to our community. Please do not allow this project to move forward and reject it in its entirety.


Respectfully,
Diane C. VanDruff
907 Niguel Street
Oceanside, CA 92057

154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, September 2, 2019 12:35 PM
To: City Council <Council@oceasideca.org>
Cc: Elaine A. Cefola <ecefola7@att.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Elaine A. Cefola
Primary Address: 1528 Saran Ct
City, State ZIP: oceanside, ca 92056
Phone Number:
Email Address: ecefol7@att.net

There have been 209 Opposition Letters sent from 187 Unique IPs thus far.

Additional Input: Farmland is disappearing across our country. There are other places for houses where there is more annual rainfall. We don't need houses on this precious land.
Integral has been here are long time doing damage to our city and to our officials by ingratiating themselves with sponsorships of parades, festivals, etc. We do not welcome them.
I pray you will deny for ever their application for more sprawl, pollution, traffic and high risk of fire which insurers have now shown their unwillingness to insure homes within a certain distance of past fires, as in December, 2017.



I54-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Sunday, September 1, 2019 1:09 AM
To: City Council <Council@oceansideca.org>
Cc: Gary Williams <guest_gnw@hotmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Gary Williams
Primary Address: 701 Orange Grove Ave, 305 City, State ZIP: oceanside, ca 91030 Phone Number:
Email Address: guest_gnw@hotmail.com

There have been 208 Opposition Letters sent from 187 Unique IPs thus far.

Additional Input: I have NOT actually reviewed the project. I simply wanted to suggest that you consider "farmer sized" minimum lot sizes of 20 acres like Ventura County has.

Thank you



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, August 31, 2019 2:58 PM
To: City Council <Council@oceasideca.org>
Cc: Guenther Krammer <carolnoceaside@cs.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Guenther Krammer
Primary Address:
City, State ZIP: oceanside, ca 92054
Phone Number:
Email Address: carolnoceaside@cs.com

There have been 207 Opposition Letters sent from 186 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, September 3, 2019 12:32 PM
To: City Council <Council@oceansideca.org>
Cc: Irma Robinson <Irmarobinson@yahoo.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Irma Robinson
Primary Address: 5020 Codorniz Way, Unit 20 City, State ZIP: oceanside, ca 92057 Phone Number: 760/473-1414 Email Address: Irmarobinson@yahoo.com

There have been 214 Opposition Letters sent from 191 Unique IPs thus far.

Additional Input: I oppose any building on farmland



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, September 2, 2019 2:54 PM
To: City Council <Council@oceansideca.org>
Cc: Mary Ellen Reese <mary_ellen_reese@yahoo.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Mary Ellen Reese
Primary Address: 1229 Saint Helene Ct
City, State ZIP: oceanside, ca 92054
Phone Number: 7605290767
Email Address: mary_ellen_reese@yahoo.com

There have been 210 Opposition Letters sent from 187 Unique IPs thus far.

Additional Input: The State of CA doesn't want urban sprawl, and neither do I. Go ahead with the density close to public transportation, and do what you can to make it better and faster so more people will use it!

If you have received any money or in kind benefits from the NRF developer or the building industry (BIA), I expect you to recuse yourself from voting on this project.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, August 31, 2019 2:48 PM
To: City Council <Council@oceansideca.org>
Cc: Mary Gorman <mjg7345@cox.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Mary Gorman
Primary Address: 3604 Sky Haven Ln
City, State ZIP: oceanside, ca 92056
Phone Number: 7602077387
Email Address: mjg7345@cox.net

There have been 206 Opposition Letters sent from 186 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, September 2, 2019 10:38 PM
To: City Council <Council@oceasideca.org>
Cc: Michael Odegaard <modegaard@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Michael Odegaard
Primary Address: 959 Apt 2, Vine St
City, State ZIP: oceanside, ca 92054
Phone Number: 808-673-6672
Email Address: modegaard@gmail.com

There have been 213 Opposition Letters sent from 190 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, September 2, 2019 3:52 PM
To: City Council <Council@oceansideca.org>
Cc: Monique Combs <Osideteacher@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Monique Combs
Primary Address: Fire Mountain
City, State ZIP: oceanside, ca 92054
Phone Number:
Email Address: Osideteacher@gmail.com

There have been 212 Opposition Letters sent from 189 Unique IPs thus far.

Additional Input: Please listen to staff and Planning commission and deny NRF.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, September 2, 2019 3:16 PM
To: City Council <Council@oceasideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: William Loftus
Primary Address: 3890 Vista Campana
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address:

There have been 211 Opposition Letters sent from 188 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: David Dunbeck <ddunbeck@cox.net>
Sent: Thursday, September 5, 2019 5:18 PM
To: Robert Dmohowski
Subject: North River Farms

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: External Source

I oppose past and the current proposal from North River Farms. Much more thought and input needs to come from residents of Oceanside regarding rezoning, development, traffic concerns, emergency evacuation, aesthetics, and the agricultural community before any outside influences can be allowed to intrude on our city. WE need to take full control and turn down this project which is not a grassroots origination.

Sent from my iPhone



I54-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, August 31, 2019 7:57 AM
To: City Council <Council@oceansideca.org>
Cc: carrie jaffe <eaglecj@sbcglobal.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: carrie jaffe
Primary Address: 872 Oro Grande St
City, State ZIP: oceanside, ca 92057
Phone Number: 7609456086
Email Address: eaglecj@sbcglobal.net

There have been 205 Opposition Letters sent from 186 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, August 30, 2019 9:09 PM
To: City Council <Council@oceansideca.org>
Cc: David <dlg771@aol.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: David
Primary Address: Garber
City, State ZIP: oceanside, ca 92058
Phone Number: 760-936-9818
Email Address: dlg771@aol.com

There have been 203 Opposition Letters sent from 185 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, August 31, 2019 1:15 AM
To: City Council <Council@oceansideca.org>
Cc: Derek Alan Deviny <malacoid@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Derek Alan Deviny
Primary Address: 892 Glenwood Dr
City, State ZIP: oceanside, ca 92057
Phone Number: 9702391625
Email Address: malacoid@gmail.com

There have been 204 Opposition Letters sent from 186 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, September 7, 2019 12:57 PM
To: City Council <Council@oceansideca.org>
Cc: Rahil Patel <rahil.patel@att.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Rahil Patel
Primary Address: 5229 Windmill St
City, State ZIP: oceanside, ca 92056
Phone Number: 9495475348
Email Address: rahil.patel@att.net

There have been 215 Opposition Letters sent from 191 Unique IPs thus far.

Additional Input: rahil.patel@att.net



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, September 9, 2019 11:05 PM
To: City Council <Council@oceasideca.org>
Cc: Julie perry <Juliesugars2@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Julie perry
Primary Address: 3003 Guajome Lake Road
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: Juliesugars2@gmail.com

There have been 216 Opposition Letters sent from 192 Unique IPs thus far.

Additional Input: No on NRF
I don't want to be another orange county or Tamecula!
Vote yes...and we vote you out!
Respectfully,
The Perry family.



154-1
Cont.

APPENDIX W0 (Continued)

From: "linda spanski" <jspanski@sbcglobal.net>
Date: September 11, 2019 at 11:00:55 AM PDT
To: <Council@oceasideca.org>
Subject: North River Farms

Warning: External Source

To the Oceanside City Council, Mayor and Planning Commission:

I am writing once again to state my opposition to the development of farmland into housing. The area proposed for North River Farms has few ways to exit in case of fire. In addition to this safety issue I believe that farmland is more valuable both economically and ecologically. Oceanside needs more jobs for the residents already here, not more sprawl, pollution and congestion.

Thank you.

Linda Spanski
2154 S Coast Hwy
Oceanside

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, September 10, 2019 10:30 AM
To: City Council <Council@oceasideca.org>
Cc: Irma Robinson <Irmarobinson@yahoo.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Irma Robinson
Primary Address: 5020 Codorniz Way, Unit 20 City, State ZIP: oceanside, ca 92057 Phone Number: 760/473-1414 Email Address: Irmarobinson@yahoo.com

There have been 217 Opposition Letters sent from 193 Unique IPs thus far.

Additional Input: I do NOT agree with this project!!!



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, September 10, 2019 7:27 PM
To: City Council <Council@oceasideca.org>
Cc: Susan Holden <Susanholden123@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Susan Holden
Primary Address: 234 Hoover St
City, State ZIP: oceanside, ca 92054
Phone Number:
Email Address: Susanholden123@gmail.com

There have been 218 Opposition Letters sent from 194 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: Lynne Stangl <oz_bense@yahoo.com>
Sent: Wednesday, September 11, 2019 9:09 PM
To: City Council <Council@oceasideca.org>
Subject: Say NO & represent your peeps!

Warning: External Source

This is a debacle & must not become a reality. Thank you for opposing this horrible sprawl. Money isn't everything.

Sincerely,

-Lynne Benson Stangl

[Sent from Yahoo Mail on Android](#)



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, September 13, 2019 10:39 AM
To: City Council <Council@oceasideca.org>
Cc: Barbara DuBois <Unitedgal1951@aol.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Barbara DuBois
Primary Address: 1133 Village Drive
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: Unitedgal1951@aol.com

There have been 223 Opposition Letters sent from 197 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, September 13, 2019 8:34 AM
To: City Council <Council@oceansideca.org>
Cc: Cristen Kelly <ckelly33@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Cristen Kelly
Primary Address:
City, State ZIP: oceanside, ca 92058
Phone Number: 7605252224
Email Address: ckelly33@gmail.com

There have been 221 Opposition Letters sent from 197 Unique IPs thus far.

Additional Input: IAdditional reasons I am against the North River Farms project:

1. Fire Station:

- The fire station won't be built until the last certificate of occupancy is sold; given how long it is taking other newer developments (Mission Lane, Pacific Ridge to name 2 specific developments) to be finished and completely sold we could be looking at 5+ years before that area even has a fire station being built.

- Integral only providing the funds for two staff; that isn't a fully functioning house. You need 3 just for the engine alone. Will there be additional personnel? Who will pay for the salaries?

- Integral is only providing funds for an engine, who is funding the ambulance? Will there be an ambulance or will those folks have to wait for a different station to respond for medical emergencies?

2. 585 dwelling units is 585 too many. These won't be affordable housing. We don't need these homes when there are unsold units in multiple new developments across the city and additional new developments slated to be built.

3. When other people with existing homes are already either being dropped completely from their fire insurance and/or having to get policies that extremely expensive how are these new 585 dwelling units going to get fire insurance?

4. How did councilman Rodriguez (he published a Facebook sponsored ad about them) know about all these "perks" that Integral had added to their plan before the new EIR was released?

5. Who is going to hold Integral accountable to actually build these "perks" such as the dog park, mountain bike trail?

6. Why does the city council continue to allow this developer to waste city resources by submitting repeated "FINAL" EIR's when the staff planners and planning commission and rejected this project 3 times already?

154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, September 13, 2019 8:10 AM
To: City Council <Council@oceansideca.org>
Cc: DON WATTERS <dcwatters@aol.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: DON WATTERS
Primary Address: 1146 village dr
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: dcwatters@aol.com

There have been 220 Opposition Letters sent from 196 Unique IPs thus far.

Additional Input: dcwatters@aol.com

I agree with all above but want to emphasize The traffic congestion, traffic flow and traffic management, I don't believe any project should be green lighted without first fixing traffic problem for a number of reasons , such as fire, evacuation, environment, safety, quality of life, etc.

Thank you for your consideration

Don

154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, September 13, 2019 9:56 AM
To: City Council <Council@oceasideca.org>
Cc: Lori Watters <Loriwatters@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Lori Watters
Primary Address: 1146 Village Drive
City, State ZIP: oceanside, ca 92057
Phone Number: 7143293728
Email Address: Loriwatters@gmail.com

There have been 222 Opposition Letters sent from 197 Unique IPs thus far.

Additional Input: This project would be detrimental to the environment and to the safety of the people who currently live in adjacent neighborhoods. It took us 2 hours to evacuate out of our neighborhood during the Lilac Fire. Our roads and infrastructure are not adequate for the current amount of people who live here, to even just simply travel to the closest shopping center, without spending 15-20 minutes in traffic. Please do not allow this project to happen, and please consider the quality of life of your current tax paying citizens! Most people are against this project, however, they were confused with the wording of it on the last voting ballot.



I54-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, September 13, 2019 6:43 PM
To: City Council <Council@oceansideca.org>
Cc: Michael W Walker <Michaelwalker@cox.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Michael W Walker
Primary Address: 1042 Village Dr
City, State ZIP: oceanside, ca 92057
Phone Number: 760 5051703
Email Address: Michaelwalker@cox.net

There have been 224 Opposition Letters sent from 198 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, September 13, 2019 8:15 PM
To: City Council <Council@oceasideca.org>
Cc: Steve duBois <Stevedubois1@aol.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Steve duBois
Primary Address: 1133 Village Dr.
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: Stevedubois1@aol.com

There have been 225 Opposition Letters sent from 198 Unique IPs thus far.

Additional Input: Just say NO to NRF

It's not good for our South Morro Hills area

A concerned resident of district 2

Steve duBois



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, September 13, 2019 7:26 AM
To: City Council <Council@oceansideca.org>
Cc: Steve duBois <Stevedubois1@aol.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Steve duBois
Primary Address: 1133 Village Dr.
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: Stevedubois1@aol.com

There have been 219 Opposition Letters sent from 195 Unique IPs thus far.

Additional Input: Just say NO to NRF

It's not good for our South Morro Hills area

A concerned resident of district 2

Steve duBois



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, September 14, 2019 7:34 PM
To: City Council <Council@oceansideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Teresa Masters
Primary Address:
City, State ZIP: oceanside, ca 92056
Phone Number:
Email Address:

There have been 226 Opposition Letters sent from 198 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, September 16, 2019 1:02 PM
To: City Council <Council@oceasideca.org>
Cc: Paige Walters <paigewaltersfashion@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Paige Walters
Primary Address:
City, State ZIP: oceanside, ca 92054
Phone Number:
Email Address: paigewaltersfashion@gmail.com

There have been 227 Opposition Letters sent from 198 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, September 17, 2019 8:46 AM
To: City Council <Council@oceansideca.org>
Cc: Crystal Bartleet <zcbartleet@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Crystal Bartleet
Primary Address: 5380 Gooseberry Way
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: zcbartleet@gmail.com

There have been 229 Opposition Letters sent from 200 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, September 17, 2019 5:09 AM
To: City Council <Council@oceansideca.org>
Cc: Daniel Baker <bakerpoolserviceinc@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Daniel Baker
Primary Address: 5450 Elderberry Way
City, State ZIP: oceanside, ca 92057
Phone Number: 760-212-4553
Email Address: bakerpoolserviceinc@gmail.com

There have been 228 Opposition Letters sent from 199 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: Steve DuBois <Stevedubois1@aol.com>
Date: September 12, 2019 at 8:19:00 PM PDT
To: council@oceansideca.org
Subject: North River Farms

Warning: External Source

Just say NO to the NRF project. It's not right for our South Merro Hills community

Concerned resident of district 2

Steve duBois

Sent from my iPhone



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, September 17, 2019 6:21 PM
To: City Council <Council@oceansideca.org>
Cc: Alice A Rigg <alice_rigg@hotmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Alice A Rigg
Primary Address: 5335 Raspberry Way
City, State ZIP: oceanside, ca 92057
Phone Number: 7609459209
Email Address: alice_rigg@hotmail.com

There have been 231 Opposition Letters sent from 202 Unique IPs thus far.

Additional Input: I am opposed to this project because it is wrong for the location, simply put. It's a major mistake that would have ramifications for our lifetime. Say NO to this project.



154-1
Cont.

APPENDIX W0 (Continued)

From: Deanna Donnelly <deannadonnelly@sbcglobal.net>
Date: September 18, 2019 at 2:50:55 PM PDT
To: Council@oceansideca.org
Subject: North River Farms Project

Warning: External Source

As a homeowner and tax payer in Oceanside, I would like to voice my objection to the North River Farms Project. I am very concerned about the impact the development will have on traffic. The 76 corridor is markedly impacted now and the additional traffic a project like this will bring is unacceptable, not to mention the other environmental impacts that will occur.

Deanna Donnelly
656 Boysenberry Way
Oceanside CA 92057

Sent from my iPhone



I54-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Wednesday, September 18, 2019 1:15 PM
To: City Council <Council@oceansideca.org>
Cc: Leslie Andriany <lesliewats1020@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Leslie Andriany
Primary Address: 1061 Village Drive
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: lesliewats1020@gmail.com

There have been 232 Opposition Letters sent from 203 Unique IPs thus far.

Additional Input: When the Arrowood community was under a mandatory evacuation during the Lilac fire, we sat in our car on Douglas Drive, gridlocked, for 35 minutes. At the time I thanked God that the winds were not as severe. Had they been, there is no doubt that lives would have been lost on that street. You cannot out run a fast moving fire.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Thursday, September 19, 2019 7:04 AM
To: City Council <Council@oceasideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Anita Dune
Primary Address: 644 Boysenberry
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address:

There have been 234 Opposition Letters sent from 205 Unique IPs thus far.

Additional Input: When I moved to my home it was my understanding that the farmlands were an essential part of Oceanside and beyond. If there are no farmers how shall we feed the people? Beyond that I fear that the I too will be affected by what I have seen with my neighbors home insurance ie:cancelled or rates have gone up due to the probability of wildfires, crime rates auto accidents. The 76 is already congested and crime is getting worse! There is only so wide you can make the street and noise pollution would then become an issue! How can we maintain our own property value if we can no longer afford to pay our insurance? The schools in this are are already at 30+ students per classroom and the schools are horrible! Where will the new population of people send their children to school?



I54-1
Cont.

APPENDIX W0 (Continued)

From: Rick Curtis <rickbcurtis@yahoo.com>
Date: September 19, 2019 at 3:08:45 PM PDT
To: "Council@oceansideca.org" <Council@Oceansideca.org>
Subject: N River Farms

Warning: External Source

To whom it may concern,

As an established resident of Oceanside and one that cares deeply and gets involved, I need to register my voice as contrary to the North River Farms project. The deep appreciation I have for Oside's beauty and complexity laments anything that would undermine her unique personality. NRFs would—in my opinion—do just that.

Please stand strong on this and prevent the urbanization of our rural places.

Sincerely

Dr. Rick Curtis
5550 Chincoteague Ct.
Oceanside, CA 92057

1



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Wednesday, September 18, 2019 9:12 PM
To: City Council <Council@oceasideca.org>
Cc: James Lansberry <seljelcal@sbcglobal.net>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: James Lansberry
Primary Address: 1499 Chaparral Way
City, State ZIP: oceanside, ca 92057
Phone Number: 17605865347
Email Address: seljelcal@sbcglobal.net

There have been 233 Opposition Letters sent from 204 Unique IPs thus far.

Additional Input: How about you folks in the puzzle palace use the god given sense of reasoning and vote no on this. The last thing this city needs is another housing project!



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Thursday, September 19, 2019 3:42 PM
To: City Council <Council@oceasidaca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Martha E Zamora
Primary Address: 5058 Caspian Dr
City, State ZIP: oceanside, ca 92057
Phone Number: 7607167240
Email Address:

There have been 235 Opposition Letters sent from 206 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: GOETZ Roger <rgoetz@1sourcedist.com>
Date: September 19, 2019 at 4:10:11 PM PDT
To: "Council@Oceansideca.org" <Council@Oceansideca.org>
Subject: NRF 76

Warning: External Source

I live and work in Oceanside

Very much opposed to the addition of any high density construction along this corridor



Roger Goetz
Account manager
OneSource Distributors | A Sonepar Company
M: 760-803-0108
rgoetz@1sourcedist.com | www.1sourcedist.com

PSUG November 18-19, Chicago
<http://psug.rockwellautomation.com>
Automation Fair | November 20 & 21 | Chicago
<https://www.rockwellautomation.com/site-selection.html>



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person responsible for delivering it to the intended recipient, you have received this communication in error and must not distribute or copy it. Please accept the sender's apologies, notify the sender immediately by return e-mail and delete this communication. Thank you.

Please consider the environment before printing this email.

154-1
Cont.

APPENDIX W0 (Continued)

From: Cilla Longworth <cjlongworth.cilla@gmail.com>
Date: September 20, 2019 at 9:48:02 AM PDT
To: Council@Oceansideca.org
Subject: OPPOSE Development of North River Farms by Integral

Warning: External Source

From:

Cilla Longworth
1531 Saran Ct.
Oceanside, CA 92056
longworth.cilla@gmail.com

To: Oceanside City Council

I am writing to you to OPPOSE the Development of North River Farms by Integral.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, September 20, 2019 4:57 AM
To: City Council <Council@oceansideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Gordon Macaraeg
Primary Address: 1216 Darwin drive
City, State ZIP: oceanside, ca 92056
Phone Number:
Email Address:

There have been 237 Opposition Letters sent from 208 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: Ken <kdepesa@gmail.com>
Date: September 19, 2019 at 6:19:30 PM PDT
To: Council@oceansideca.org
Subject: NRF

Warning: External Source

Count me as no on NRF, simply not good for Oceanside.

Sent from my iPad

1



I54-1
Cont.

APPENDIX W0 (Continued)

From: mth600 malcolm <mth600@gmail.com>
Date: September 19, 2019 at 10:22:20 PM PDT
To: Council@oceansideca.org
Subject: North River Farms - No

Warning: External Source

Please deny this construction project. Too much traffic as it is. Why create more. How often are you stopped on the freeway. We're not doing a good job managing our growth and this exacerbates the problem. This will bring 1000+ cars on the roads in a narrow region. Terrible planning if approved. The developers will be gone with their dough after the project ends and we will be left with the consequences. Again, please deny this construction project.

Malcolm Hebert

Malcolm Hebert
4914 Overlook Dr
Oceanside, CA 92057
(858) 213-6232 cell
mth600@gmail.com

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154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Thursday, September 19, 2019 7:57 PM
To: City Council <Council@oceansideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Nikki kuech
Primary Address: 4923 Bella Collina st
City, State ZIP: oceanside, ca 92056
Phone Number: 7604151024
Email Address:

There have been 236 Opposition Letters sent from 207 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Friday, September 20, 2019 7:51 AM
To: City Council <Council@oceansideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: William MacDonald
Primary Address: 1605 Buckboard Drive
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address:

There have been 238 Opposition Letters sent from 209 Unique IPs thus far.

Additional Input: I strongly oppose this development.



I54-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Sunday, September 22, 2019 9:55 PM
To: City Council <Council@oceasideca.org>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Chris watters
Primary Address: 1146 village dr
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address:

There have been 241 Opposition Letters sent from 210 Unique IPs thus far.

Additional Input: No on north river farms, fix the roads and traffic forst



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Saturday, September 21, 2019 4:22 PM
To: City Council <Council@oceasideca.org>
Cc: Jan Rainbolt <ljrainbolt@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Jan Rainbolt
Primary Address:
City, State ZIP: oceanside, ca 92057-4914 Phone Number: 7607241012 Email Address: ljrainbolt@gmail.com

There have been 240 Opposition Letters sent from 210 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, September 23, 2019 5:56 PM
To: City Council <Council@oceasideca.org>
Cc: CYNTHIA GONZALES <cindygonzales@hotmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: CYNTHIA GONZALES
Primary Address: 2101 SORRENTO DRIVE
City, State ZIP: oceanside, ca 92056
Phone Number: 7608038874
Email Address: cindygonzales@hotmail.com

There have been 243 Opposition Letters sent from 212 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, September 24, 2019 9:22 PM
To: City Council <Council@oceansideca.org>
Cc: Kimberly A. Davia <kimbocal@hotmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Kimberly A. Davia
Primary Address: 1453 Calle Goya
City, State ZIP: oceanside, ca 92056
Phone Number: 760-419-4150
Email Address: kimbocal@hotmail.com

There have been 244 Opposition Letters sent from 213 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Tuesday, September 24, 2019 11:20 PM
To: City Council <Council@oceasideca.org>
Cc: Michael Odegaard <modegaard@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Michael Odegaard
Primary Address: 959 Vine St Apt 2
City, State ZIP: oceanside, ca 92054
Phone Number: 808-673-6672
Email Address: modegaard@gmail.com

There have been 245 Opposition Letters sent from 213 Unique IPs thus far.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Monday, September 23, 2019 5:13 PM
To: City Council <Council@oceansideca.org>
Cc: Susie Coker <susiecoker@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Susie Coker
Primary Address: 2126 Sorrento Drive
City, State ZIP: oceanside, ca 92056
Phone Number:
Email Address: susiecoker@gmail.com

There have been 242 Opposition Letters sent from 211 Unique IPs thus far.

Additional Input: No to North River Farms.
The name alone is misleading, how can anything else about this project be trusted.



154-1
Cont.

APPENDIX W0 (Continued)

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Thursday, September 26, 2019 5:14 AM
To: City Council <Council@oceasideca.org>
Cc: ELLEN M RANERI <ENRANARMY@YAHOO.COM>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: ELLEN M RANERI
Primary Address: 5475 ELDERBERRY WAY
City, State ZIP: oceanside, ca 92057
Phone Number: 7604703677
Email Address: ENRANARMY@YAHOO.COM

There have been 247 Opposition Letters sent from 214 Unique IPs thus far.

Additional Input: NO NO NO STOP THE BUILDING! NO MORE CONSTRUCTION! WE'VE HAD ENOUGH!



154-1
Cont.

APPENDIX W0 (Continued)

-----Original Message-----

From: opletter@blocksolutionsgroup.io <opletter@blocksolutionsgroup.io>
Sent: Thursday, September 26, 2019 8:24 AM
To: City Council <Council@oceansideca.org>
Cc: Jonathan Schauble <jonschauble@yahoo.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Jonathan Schauble
Primary Address: 5452 Loganberry Way
City, State ZIP: oceanside, ca 92057
Phone Number: 7609789213
Email Address: jonschauble@yahoo.com

There have been 248 Opposition Letters sent from 214 Unique IPs thus far.

Additional Input: Your own Planning Commission is recommending Denial of this development project which is not a farm!!!



154-1
Cont.

APPENDIX W0 (Continued)

From: Lisa Passin <lisapassin00@gmail.com>
Date: September 23, 2019 at 8:39:03 AM PDT
To: Council@oceansideca.org
Subject: North River Farms project

Warning: External Source

Hello City Council;

I own 2 homes in Plumosa Heights.
I am totally opposed to the North River Farms project.
Leave our farmland alone!
What How will our roads support the massive amount of building going on.
The character and landscape is changing, and not for the better!

Lisa Passin



154-1
Cont.

APPENDIX W0 (Continued)

From: hao hoang <hoang_hao@hotmail.com>
Date: September 25, 2019 at 10:21:22 PM PDT
To: "council@oceansideca.org" <council@oceansideca.org>
Subject: NO NORTH RIVER FAFMS DEVELOPMENTS

Warning: External Source

We already have bad traffic problems and bad roads. Adding more homes is not going to fix our current problems. We are against the development of new complexes if oceanside doesnt step up and fix the roads and increasing homeless problems that its being dumped here by other coastal cities.

Get [Outlook for Android](#)

1

154-1
Cont.

APPENDIX W0 (Continued)

From: "Kathy Engelhardt" <opletter@blocksolutionsgroup.io>
Date: September 25, 2019 at 10:14:44 PM PDT
To: <council@oceasideca.org>
Cc: "Kathy Engelhardt" <Kengel701@gmail.com>
Subject: Project Name: North River Farms

Warning: External Source

As a resident of Oceanside, and having thoroughly reviewed the North River Farms project, I'd like to express my opposition to its development. I do not believe that it is in the best interest of our residential or environmental health. I urge the council to strongly weigh the impact of this project, on existing taxpaying residents, irrevocable loss of farmland, traffic congestion, fire safety, flood plain. Please decline to allow this project to move forward. Should you need confirmation of this opposition, and for the record, I can be reached at:

Resident Name: Kathy Engelhardt
Primary Address: 5758 Old Ranch Rd
City, State ZIP: oceanside, ca 92057
Phone Number:
Email Address: Kengel701@gmail.com

There have been 246 Opposition Letters sent from 213 Unique IPs thus far.

Additional Input: I am in complete opposition of North River Farms. In addition to all of the obvious reasons as pointed out by our own Planning Commission and as noted above, we do not need the additional traffic on the 76 that would be generated by this project. We already will have more traffic from the proposed development at the 76 and Fousat. It will be a traffic nightmare!! Listen to the Oceanside residents and reject this NRF fiasco.

154-1
Cont.

APPENDIX W0 (Continued)

APPENDIX W0 (Continued)

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APPENDIX W0 (Continued)

I55. VARIOUS

Comment Letter I55

From: "Adam F. Dobrusin" <adam.dobrusin@gmail.com>
Date: August 13, 2019 at 1:39:55 PM PDT
To: "Council@oceansideca.org" <Council@oceansideca.org>
Subject: North River Farms Support

Warning: External Source

Hi Oceanside City Council,

I writing this email in regards to the North River Farms project.

From my perspective, an agrihood endeavor like this, is a step towards how all community housing should be championed.

As a community member, I can picture myself wanting to live here and raise my family.

I agree with all of these points:

Ahead of its time

A place I want to live

Highly sustainable

An enhancement to the neighborhood

Safer for the neighbors in a fire

Proactive about infrastructure

A benefit to taxpayers in Oceanside

Oceanside has seen tremendous improvement over the last decade and I believe a project like this will continue to elevate the community. Thank you for your consideration!

Adam Dobrusin

--

Adam F. Dobrusin, MBA

1.480.234.2962

Skype: adobrusin

Let's connect on [LinkedIn](#)

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I55-1
Cont.

APPENDIX W0 (Continued)

From: Elisa Quaranta <elisa.quaranta93@gmail.com>
Date: August 14, 2019 at 2:11:55 AM PDT
To: Council@oceansideca.org
Subject: North River Farms

Warning: External Source

Dear Mr./Mrs.,

I'm encouraging the building of this project about North River Farms cause this community is:
Ahead of its time
A place I want to live
Highly sustainable
An enhancement to the neighborhood
Safer for the neighbors in a fire
Proactive about infrastructure
A benefit to taxpayers in Oceanside.

Vote yes.. we need a more sustainable future all around the world.

Thank you.

Kind regards,

Elisa Quaranta

Italy

I-55
Cont.

APPENDIX W0 (Continued)

From: Leonard Irvin <Lirvin@aol.com>
Date: August 16, 2019 at 9:11:09 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Leonard
Reply-To: Lirvin@aol.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Leonard Irvin

Lirvin@aol.com

77008

I-55
Cont.

APPENDIX W0 (Continued)

From: JustinTurner <turner456@gmail.com>
Date: August 16, 2019 at 8:39:37 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Justin
Reply-To: turner456@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Justin Turner

turner456@gmail.com

92056

I-55
Cont.

APPENDIX W0 (Continued)

From: DamianDeRobbio <bellyupproduction@gmail.com>
Date: August 22, 2019 at 10:00:13 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Damian
Reply-To: bellyupproduction@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Damian DeRobbio

bellyupproduction@gmail.com

92010

I-55
Cont.

APPENDIX W0 (Continued)

From: KarenPoor <Karenbelpoor2@gmail.com>
Date: August 22, 2019 at 1:35:42 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Karen
Reply-To: Karenbelpoor2@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Karen Poor

Karenbelpoor2@gmail.com

92010

I-55
Cont.

APPENDIX W0 (Continued)

From: RebeccaDiaz <rdiaz4089@gmail.com>
Date: August 22, 2019 at 12:35:32 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Rebecca
Reply-To: rdiaz4089@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Rebecca Diaz

rdiaz4089@gmail.com

92054

I-55
Cont.

APPENDIX W0 (Continued)

From: DeanneAfalava <deanne.afalava@gmail.com>
Date: August 23, 2019 at 2:21:58 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Deanne
Reply-To: deanne.afalava@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Deanne Afalava

deanne.afalava@gmail.com

92056

I-55
Cont.

APPENDIX W0 (Continued)

From: JoseCervantes <pplpeww@hotmail.com>
Date: August 24, 2019 at 11:29:05 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Jose
Reply-To: pplpeww@hotmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Jose Cervantes

pplpeww@hotmail.com

92057

I-55
Cont.

APPENDIX W0 (Continued)

From: Chris Miller <Chrismillerwines@gmail.com>
Date: August 27, 2019 at 1:54:22 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Chris
Reply-To: Chrismillerwines@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Chris Miller

Chrismillerwines@gmail.com

92028

I-55
Cont.

APPENDIX W0 (Continued)

From: Daniel Iman <Daiman@cox.net>
Date: August 29, 2019 at 8:01:34 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Daniel
Reply-To: Daiman@cox.net

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Daniel Iman

Daiman@cox.net

92054



I-55
Cont.

APPENDIX W0 (Continued)

From: FontanaSmith <Smith.fontana@gmail.com>
Date: August 29, 2019 at 4:46:18 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Fontana
Reply-To: Smith.fontana@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Fontana Smith

Smith.fontana@gmail.com

92123



I-55
Cont.

APPENDIX W0 (Continued)

From: Jay Berman <j.berman@pnnetcom.com>
Date: August 29, 2019 at 5:05:46 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Jay
Reply-To: j.berman@pnnetcom.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Jay Berman

j.berman@pnnetcom.com

92054



I-55
Cont.

APPENDIX W0 (Continued)

From: JeannIman <Jiman1@cox.net>
Date: August 29, 2019 at 8:02:31 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Jeanne
Reply-To: Jiman1@cox.net

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Jeanne Iman

Jiman1@cox.net

92054



I-55
Cont.

APPENDIX W0 (Continued)

From: Krista Webster <kwebster3@hotmail.com>
Date: August 29, 2019 at 5:25:58 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Krista
Reply-To: kwebster3@hotmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Krista Webster

kwebster3@hotmail.com

92009



I-55
Cont.

APPENDIX W0 (Continued)

From: Lana Olmstead <Nanalanalanao@gmail.com>
Date: August 29, 2019 at 7:09:37 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Lana
Reply-To: Nanalanalanao@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Lana Olmstead

Nanalanalanao@gmail.com

92009



I-55
Cont.

APPENDIX W0 (Continued)

From: Luke Hester <luhester@gmail.com>
Date: August 29, 2019 at 10:10:28 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Luke
Reply-To: luhester@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Luke Hester

luhester@gmail.com

92131



I-55
Cont.

APPENDIX W0 (Continued)

From: NikieNelson <naturallynikie@gmail.com>
Date: August 29, 2019 at 9:42:12 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Nikie
Reply-To: naturallynikie@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Nikie Nelson

naturallynikie@gmail.com

92010



I-55
Cont.

APPENDIX W0 (Continued)

From: RenaCohen-First <Rena333@yahoo.com>
Date: August 29, 2019 at 9:25:08 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Rena
Reply-To: Rena333@yahoo.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Rena Cohen-First

Rena333@yahoo.com

92009



I-55
Cont.

APPENDIX W0 (Continued)

From: ReneArlinghaus <Rene2967@gmail.com>
Date: August 29, 2019 at 9:02:44 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Rene
Reply-To: Rene2967@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Rene Arlinghaus

Rene2967@gmail.com

92057



I-55
Cont.

APPENDIX W0 (Continued)

From: RyanBoyd <ryanbovdl@msn.com>
Date: August 29, 2019 at 7:37:44 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Ryan
Reply-To: ryanbovdl@msn.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Ryan Boyd

ryanbovdl@msn.com

92083



I-55
Cont.

APPENDIX W0 (Continued)

From: Shamira Pursell <shamirajoshua89@gmail.com>
Date: August 29, 2019 at 8:20:28 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Shamira
Reply-To: shamirajoshua89@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Shamira Pursell

shamirajoshua89@gmail.com

92054



I-55
Cont.

APPENDIX W0 (Continued)

From: Karen Poor <Karenbelpoor2@gmail.com>
Date: August 29, 2019 at 11:53:30 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Karen
Reply-To: Karenbelpoor2@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Karen Poor

Karenbelpoor2@gmail.com

92010



I-55
Cont.

APPENDIX W0 (Continued)

From: Kimberly Watkins <watkimj55@gmail.com>
Date: August 30, 2019 at 9:12:33 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Kimberly
Reply-To: watkimj55@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Kimberly Watkins

watkimj55@gmail.com

29532



I-55
Cont.

APPENDIX W0 (Continued)

From: PatriciaSetter <patty.charlie@gmail.com>
Date: August 30, 2019 at 9:31:47 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Patricia
Reply-To: patty.charlie@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Patricia Setter

patty.charlie@gmail.com

92019



I-55
Cont.

APPENDIX W0 (Continued)

From: TaraManchester <Littlnoel@gmail.com>
Date: September 12, 2019 at 10:13:32 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Tara
Reply-To: Littlnoel@gmail.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

TaraManchester

Littlnoel@gmail.com

92056



I-55
Cont.

APPENDIX W0 (Continued)

From: SusyMendez <susy_ai@yahoo.com>
Date: September 18, 2019 at 11:47:10 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Susy
Reply-To: susy_ai@yahoo.com

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Susy Mendez

susy_ai@yahoo.com

92054



I-55
Cont.

APPENDIX W0 (Continued)

From: Jamier Smith <smithjamier01@gmail.com>
Date: September 19, 2019 at 6:14:37 PM PDT
To: council@oceansideca.org
Subject: North River Farm Planned Development

Warning: External Source

I support the North River Farm Planned Development Project! Please consider it.



I-55
Cont.

APPENDIX W0 (Continued)

From: LinethMorgan-Mosqueda
Sent: Monday, September 23, 2019 6:44:38 PM (UTC-08:00) Pacific Time (US & Canada)
To: City Council
Subject: A message from Lineth

Warning: External Source



Dear Mayor Weiss and City Council,

I have taken the time today to send you this letter of support for North River Farms. North River Farms is an exciting idea and it is a place that I would like to live, or shop, or recreate, or stay.

Please consider my support in your review of the North River Farms project.

It is a place that offers a destination for visitors to shop and play, and for families to gather. Please join me in support of North River Farms.

Thank you,

Lineth Morgan-Mosqueda

FurpleLineth@yahoo.com

92057

I-55
Cont.

APPENDIX W0 (Continued)

From: "Lina M." <nannune@gmail.com>
Date: September 20, 2019 at 5:18:28 PM PDT
To: council@oceansideca.org
Subject: North River Farms

Warning: External Source

My name is LINA Melendez, I am a Oceanside resident, and I'm writing this email to be in FAVOR of the North River Farm Housing Project.

↑
155-1
Cont.