

## **A proposed community plan for South Morro Hills would allow thousands of new homes in Oceanside's last agricultural region.**

**What is the South Morro Hills Community Plan?** It is a Draft Plan for the future of the farmland in Oceanside. The farmland is located in the northeast section of the City, a neighborhood called South Morro Hills (SMH).

**Does the SMH Plan Protect the Farmland? NO!** There are currently 158 dwellings in SMH. The plan calls for increasing housing density by 250% on the farmland and creating "Cluster" development. 1862 additional homes would be permitted. Wait there's more! Every parcel with a dwelling unit is permitted by State law to have an Accessory Dwelling Unit, so another 1862 homes could be built there. An additional Granny Flat could also be permitted with each of the 1862 dwellings.

*"The first part of the document, it really reads like a developer's handbook"* - Planning Commissioner Curtis Busk

**Didn't the Oceanside Voters Just Vote On Housing Development in SMH? YES!** In November 2020, by an overwhelming 2 to 1 margin Oceanside voters **REJECTED** a dense housing development in SMH.

**Will New Housing Provide Needed Revenue to the City? NO!** Residential development will COST the City more than it generates in revenue. On average, for every \$1 in revenue it costs the City \$1.37 in expenses to provide police, fire and other necessary services. Thousands of new homes without new jobs or businesses will be a drain on the city's general fund.

**Does Oceanside Need SMH To Provide More Housing? NO!** Oceanside has plenty of land ready for residential development in Smart Growth areas, near city services, jobs, schools and public transportation options. Leapfrogging out into SMH past these established areas is harmful sprawl. Sprawl development into a rural area forces all city taxpayers to pay for new services and infrastructure. We will be paying the increased tax burden for decades.

**Is Wildfire a Danger in SMH? YES!** It is located in an extremely high wildfire risk area without enough safe evacuation road capacity. Adding dense housing there will put thousands of people in harm's way. SMH was evacuated during the Lilac Fire of 2017. Evacuating residents caused a massive traffic jam, trapping people in their cars for hours. Arrowood residents were also trapped for hours.

## **Yet the City Council voted on April 28, 2021 to move forward with the SMH Development Plan as drafted!**

Three Councilmembers Voted to Move Forward With the SMH Plan: Kori Jensen, Ryan Keim, Peter Weiss

One Councilmember Voted No: Mayor Esther Sanchez

One Councilmember Recused Due to Conflict of Interest: Christopher Rodriguez

The Council expects to vote later this year on a **Final SMH Plan** that is based on this draft.

**Can You Do Something? YES! Tell the City Council that the SMH Plan is a terrible idea.**

**Here's how:**

1. **Write an email to the City Council** at [council@oceansideca.org](mailto:council@oceansideca.org)
2. **Call the City Council:**  
Mayor Esther Sanchez (760) 435-3057  
Deputy Mayor Ryan Keim (760) 435-3048

Kori Jensen (760) 435-3041  
Christopher Rodriguez (760) 435-3046  
Peter Weiss (760) 435-3066

### 3. **Attend a City Council meeting and make public comments in person**

**To speak on the SMH Plan during the City Council meeting:** You must email the City Clerk ([CityClerk@OceansideCA.org](mailto:CityClerk@OceansideCA.org)) by 4 PM the day of a scheduled meeting. Please tell the City Clerk your name and that you wish to comment on an “Off-Agenda” item. If you plan to call into the meeting, you must also provide the telephone number you will be using. You must be logged on to the Zoom meeting by phone or online to speak. When it is your turn to comment, the City Clerk will call you by name or phone number. Comments are limited to 3 minutes.

## **SMH Community Plan Talking Points**

- We need to preserve our agricultural land. The SMH Plan will put Cluster Housing and dense development in the heart of the farmland.
- The SMH Plan is a faulty framework based on the false premise that dense housing in SMH will preserve the farmland.
- Don't put thousands of people in harm's way. This is an extremely high wildfire danger area.
- The SMH Plan will put thousands of more cars on the road every day in an area not designed for that volume of traffic.
- The City Planning Division concluded that the state mandate to build additional housing in Oceanside will be met without changing the housing density in SMH.
- Smart Growth is the best way to continue to develop Oceanside and the city's Climate Action Plan calls for Smart Growth, which is well-planned development in the right places.
- Move forward with smart corridor development in the heart of the city. The city needs more entry-level housing for first time home buyers and more affordable housing for low-moderate income families near their jobs, their schools and vital services.
- Don't let developers profiteer on our precious farmland and place potentially thousands of people in harm's way.
- The SMH Plan tramples efforts to address and reverse climate change. It will result in unnecessary increases in greenhouse gases and air pollution. It will contribute to ozone pollution which is already extreme in this area.

<https://www.sandiegouniontribune.com/communities/north-county/oceanside/story/2021-03-28/plan-would-increase-homes-in-morro-hills>