

# SAVE OCEANSIDE FARMLAND—South Morro Hills

## WHAT OCEANSIDE RESIDENTS AND FARMERS/RANCHERS WANT:

*City of Oceanside Survey, August, 2020*

- ONLY 1.44% of farmers/ranchers in South Morro Hills want to convert Ag land to residential.
- 88% of residents want to Preserve Farmland
- 80% of residents want a Right to Farm Ordinance
- Over 85% of farmers/ranchers in South Morro Hills support Agritourism; 70% of residents support Agritourism
- Over 2/3 of the voters voted to Preserve Farmland (*Measure L*)

## WHAT HAS BEEN PROPOSED

- New sewer and water could cost well over \$73 million and cost taxpayers for lifetime maintenance, cause extreme congestion, increased risk for fire evacuation and worse air quality.
- Change zoning from 2.5 acres to 1 acre per dwelling for **clustered housing**. Dense clustered housing allowed on 20 acre or larger properties. This will allow over 2,000 residential units which could double or triple with ADUs and Junior ADUs. (*This is called Transfer of Development Rights/TDR and is very ill-defined in the draft Plan.*)
- Agrihoods- these are *residential* neighborhoods with some agricultural aspects but it is not farming

## **HOW TO FIX THE PROPOSED S MORRO HILLS COMMUNITY PLAN (PLAN):**

- ✓ Keep zoning at current 2.5 acres per dwelling (*not down to 1 acre as proposed*)
- ✓ Adopt A Right to Farm Ordinance
- ✓ Finish the Agritourism Plan including easier permitting procedures, water incentives
- ✓ *TDR should be used to transfer new housing outside the agriculturally zoned land*
- ✓ Make minor roadway improvements including striping and adding shoulders
- ✓ Do not incentivize building in S Morro Hills as it makes it harder to build in Corridors that already have infrastructure including water, sewer, power, transportation and roadways. (*Draft Sustainable Corridors Plan*)
- ✓ Coordinate with Sub-Area Plan to preserve wildlife corridors

**EMAIL THE CITY COUNCIL AND STAFF. TELL THEM YOU DO NOT SUPPORT THE DRAFT S MORRO HILLS PLAN AS PROPOSED: [council@oceansideca.org](mailto:council@oceansideca.org)**

Please: Attend Community Planning Meetings, Watch Zoom Webinars, Speak Up

See Preserve Calavera for more info: [https://preservecalavera.org/?page\\_id=2812](https://preservecalavera.org/?page_id=2812)

TO SEE THE DOCUMENTS GO TO [www.onwardOceanside.com](http://www.onwardOceanside.com)