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

Please: Attend Community Planning Meetings, Watch Zoom Webinars, Speak Up
See Preserve Calavera for more info: https://preservecalavera.org/?page_id=2812
TO SEE THE DOCUMENTS GO TO www.onwardOceanside.com