

2019 Melrose Gap / Extension / Link Project - FACT SHEET

WHAT YOU NEED TO KNOW

Contact us at email at SaveGuajome@gmail.com

Website: <https://saveguajomepark.org>

Originally posted here: https://nextdoor.com/news_feed/?post=101121463

** UPDATES ADDED AS COMMUNITY MEMBERS SEND ME INFO **

Many, if not most, community members who will be directly negatively impacted by this project approval are UNAWARE this is even on the table again. Most I've talked to in the Jeffries Ranch area only recall the topic "from decades ago."

I myself only recently have become aware, and after spending hours researching and reviewing all of the Nextdoor threads, I've noticed a few things:

1. A severe lack in community members responding with facts. Instead, there is a lot of emotion surrounding & driving objections to the project (which I completely understand).
2. Only a handful of individuals know much and/or are sharing about the project. HUGE thank you to those key individuals. Don't stop sharing.
3. Newly elected Council-member Rodriguez, who is a strong proponent of this project, has been active on Nextdoor seeking input from the community. Unfortunately, it does not appear those who have responded to him have actually read the Environmental Impact Report (EIR), which would allow all of us to clearly see that this project is a bad idea. Instead, mentioned above in point #1, respondents are mostly sharing about personal/emotional attachments to the community.

We need to think of our Council-members as business people—that is what they are & the reason they hold the position. We need to come educated, prepared with facts and data that businesspeople care about. Without this, Mr. Rodriguez has made it crystal clear that opposition from what he refers to as "Ground Zero" is "expected"—and he has demonstrated an obvious dismissal of concerns from those most impacted.

4. Links and access to information is all over the place, buried in lengthy Nextdoor threads/comments, as well as old and new city documents.

I have taken the time to consolidate all of the information (at least that I could find) into one place, along with highlighting key facts that have been (possibly intentionally) missed/silenced.

HOW TO TAKE ACTION

Now is the time to contact City Council to voice your opposition to the Melrose Gap / Extension Project.

Four city council members will be deciding the fate of this project & our community. Email your opposition to the Melrose Gap / Extension / Link Project to all council

<https://www.ci.oceanside.ca.us/gov/council/default.asp>

>> Please read this entire post before emailing or calling. The following e-mail address goes to all members of the City Council: Council@ci.oceanside.ca.us

Prior important dates:

* January 23— City Council met and approved agenda item #8 to approve funding for survey.
<https://www.ci.oceanside.ca.us/gov/council/agenda.asp> – See attached screenshot of agenda item #8.

* January 28 at 6PM - The Planning Commission met to discuss zoning change for North River Farms (that has no farms) for 700 houses, 30,000 commercial space and 100 room hotel taking irreplaceable agricultural lands - paving paradise for parking lots. See attached visual & comments below to understand how the two projects are connected. The Planning Staff unanimously recommended denial of zoning change. The Planning Commission voted 3 to 1 to recommend denial of zoning change to City Council. Watch for City Council vote on this issue!

Christopher Rodriguez District 2 Town Hall Meeting. Free tickets available on Eventbrite.

<https://www.eventbrite.com>

Melba Bishop Rec Center

5306 North River Road

Oceanside, CA 92057

City Council Meeting February 6, Public Hearing Items begin at 6PM. Link to agenda below.

Final agenda has to be posted 72 hours before meeting. Not on the agenda at this point. Keep and eye on this.

<https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?blobid=4902>

Save Guajome meeting, February 16, 2019, 10:30 am Mission Branch Library, 3861 Mission Ave, Oceanside, CA 92058

LINKS TO IMPORTANT INFORMATION

* Melrose Gap Project EIR - Environmental Impact Report -

<https://www.ci.oceanside.ca.us/gov/dev/eng/meloseeir.asp>

>>> This is the most critical document to review. It is very lengthy and technical. At a minimum, we all must read the EIR's Executive Summary here:

<https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?blobid=22902>

* Please review the table beginning on page 8

>>>> KEY TAKEAWAYS: See below & attached visuals

Estimated cost to Oceanside city: \$42 million (not counting property acquisition of at least another \$2million) is the current estimated cost for this project, up from the original estimate of \$33 million. The city does not currently have funding, but is already spending hundreds of thousands on "studies" and is prepared to spend an allocated \$6 million. Why spend a penny more of our tax dollars on a bad idea? There are far better ways to improve the quality of life of Oceanside residents with that money.

Along with approx 8.5 acres of Guajome Regional Park being disrupted/taken for this project, many private properties will be taken by Eminent Domain. This includes many homes, nurseries, and an active horse ranch (Rancho Dos Palmas has 3 homes and employees upwards of 40 people). This project will not just take homes, but also livelihoods for many people. * See Google Earth map image attached.

MANY ARE ASKING HOW THIS IS EVEN A POSSIBILITY...

Remember Measure Y in the 2018 election? No one understood it thanks to persuasive marketing campaigns that confused Oceanside residents--so people who thought they were supporting/preserving our existing farmlands voted against it. Had it passed, we would have the right to vote on this issue...

Measure Y protects parks, open space and farmland by giving us the right to vote before allowing developers to convert these lands to other uses. We get to decide if a proposed project is a benefit to our community – or one that will degrade our quality of life with more traffic congestion, air pollution and increased emergency response times.

Because Measure Y did not pass, the Melrose Gap decision is left to our city council -- four individuals who appear to be very pro-development, with little concern for protecting and preserving irreplaceable natural habitats, farmland, and open-space for future generations. The EIR's "Mitigation Measures" (the City's response/solutions) in response to many of the Significant and Cumulative Impacts are appalling--read the Executive Summary linked above.

PROJECT OPTIONS in EIR dated November 16, 2010

Alternative A - The central alternative, is designed to balance the Project's effect on Guajome County Park with its effect on private residences and agricultural/commercial businesses within the Project study area. The APE for Alternative A encompasses approximately 62.2 acres, including a total encroachment of 3.55 acres within Guajome County Park and Rancho Guajome Adobe. Alternative A would require the full take of 14 parcels.

Alternative B - The eastern alternative, is designed to minimize the Project's effect on Guajome County Park, resulting in the greatest effect on private residences and agricultural/commercial businesses within the Project study area. The APE for Alternative B encompasses approximately 75.2 acres, including a total encroachment of 3.62 acres into Guajome County Park and Rancho Guajome Adobe. Alternative B would require the full take of 22 parcels.

Alternative C - The western alternative, is designed to minimize the Project's effect on private residences and agricultural/commercial businesses, resulting in the greatest effect on Guajome County Park. The APE for Alternative C encompasses approximately 57.1 acres, including a total encroachment of 8.35 acres into Guajome County Park and Rancho Guajome Adobe. Alternative C would require the full take of seven parcels.

The No Project Alternative consists of retaining the project site area in its present condition and involves no improvements. Accordingly, none of the identified Project impacts would occur, and the associated residential, agricultural, native habitat, parkland, and other areas would remain undisturbed. The implementation of the No Project Alternative would avoid all the significant impacts of Alternatives A, B, and C.

The Bridge Alternative consists of extending Melrose Drive from North Santa Fe Avenue to Spur Avenue with a bridge spanning over Guajome Creek. As a result of the bridge and the associated roadway elevation changes, additional improvements to the existing roadways north and south of the proposed extension would be required. The Bridge Alternative would reduce Project (Alternative A, B or C) impacts to biological resources but would increase visual and noise impacts due to the presence of an elevated bridge and roadway.

>>>> "The No Project Alternative would be environmentally superior" The Bridge Alternative would be considered the most environmentally superior after the No Project Alternative, because of the reduction in impacts to biological resources.

SEE ATTACHED VISUALS:

1. Proposed Routes

2. Google Maps view - showing impacted Horse Ranch, Regional Park, homes, and businesses

3. Bridge Alternative Modeling

4. Morro Hills / North River Farms Project Location (yellow box) – While a separate project, you can see here why there's such a strong push for the Melrose Gap project. N Santa Fe Ave will become even more congested if the nearly 700 new residential dwellings of North River Farms are developed. The developers who want to change this precious farmland into high density residential areas need another Major Arterial to accommodate projected traffic.

<https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/nrfpd.asp>

5. Current Conceptual Map from city. Most closely follows option A. Conceptual path is valued engineered. It takes fewer properties and relocates Guajome Lake Road.

6. Google Map with non-official, simplified interpretation of Melrose Gap project

MELROSE GAP SUMMARY OF IMPACTS AND MITIGATION MEASURES

Based on the evaluation contained in this EIR, significant direct and/or cumulative impacts were found to be associated with the following issues:

- agricultural resources (direct)
- air quality and climate change (direct and cumulative)
- biological resources (direct) *** Including direct impact on 3 endangered birds
- cultural resources (direct)
- hazardous materials (direct)
- land use (direct and cumulative)
- noise (direct) *** "Mitigation" of 5-7 foot tall noise barrier walls along Melrose is unacceptable
- paleontological resources (direct)
- recreation (direct)
- traffic (direct)
- utilities (direct)
- visual quality and aesthetics (direct and cumulative).

MAIN CITY LINKS / DOCUMENTS ABOUT PROJECT

<https://www.ci.oceanside.ca.us/gov/dev/eng/melrose.asp>

<https://www.ci.oceanside.ca.us/gov/dev/eng/melroseq.asp>

CITY OF OCEANSIDE - STATUS OF MELROSE DRIVE GAP PROJECT -- See attached screen grab

POLICE AND FIRE DEPARTMENT STANCE -- See attached screen grab

https://nextdoor.com/news_feed/?post=97852632&comment=223592146

* Support the project, but expect only "some minimal measurable improvement in response times..."

NORTH RIVER FARMS STAFF REPORT TO PLANNING COMMISSION, January 28, 2019. Staff recommended denial of NRF project to Planning Commission

<https://www.ci.oceanside.ca.us/documents/Planning/1%20-%20NRF%20Staff%20Report.pdf>