

AGENDA NO. 4



PLANNING COMMISSION

STAFF REPORT

DATE: January 28, 2019

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A GENERAL PLAN AMENDMENT (GPA16-00002), ZONE AMENDMENT (ZA16-00005), VESTING TENTATIVE MAP (T16-00002), AND DEVELOPMENT PLAN (D16-00012) TO CHANGE THE GENERAL PLAN AND ZONING DESIGNATIONS OF A 176.6-ACRE SITE TO ALLOW FOR THE DEVELOPMENT OF AS MANY AS 656 HOMES WITH ASSOCIATED AGRICULTURAL, COMMERCIAL, OPEN SPACE, AND RECREATIONAL USES. THE PROJECT SITE IS BISECTED BY NORTH RIVER ROAD BETWEEN STALLION DRIVE AND WILSHIRE ROAD, WITHIN THE SOUTH MORRO HILLS PLANNING AREA. – NORTH RIVER FARMS PLANNED DEVELOPMENT PROJECT – APPLICANT: NRF OWNER, LLC**

RECOMMENDATION

Staff recommends that the Planning Commission:

- 1) Recommend City Council denial of General Plan Amendment (GPA16-00002), Zone Amendment (ZA16-00005), Vesting Tentative Map (T16-00002) and Development Plan (D16-00012) by adopting Planning Commission Resolution No. 2019-P02.
- 2) Take no action on the certification of the Final Environmental Impact Report (FEIR) prepared for the North River Farms Planned Development project.

BACKGROUND

On August 8, 2016, the City received an application for the North River Farms Planned Development project seeking to amend the current land use and zoning designations of a 176.6-acre agricultural site to allow a mixed-use development of 680-985 dwelling units with associated agricultural, commercial, open space, and recreational uses. The proposal includes a Planned Development (PD) Plan delineating four planning areas (each with a different density allowance) and outlining site conditions, land use and development standards, design guidelines, conceptual infrastructure, and conceptual phasing.

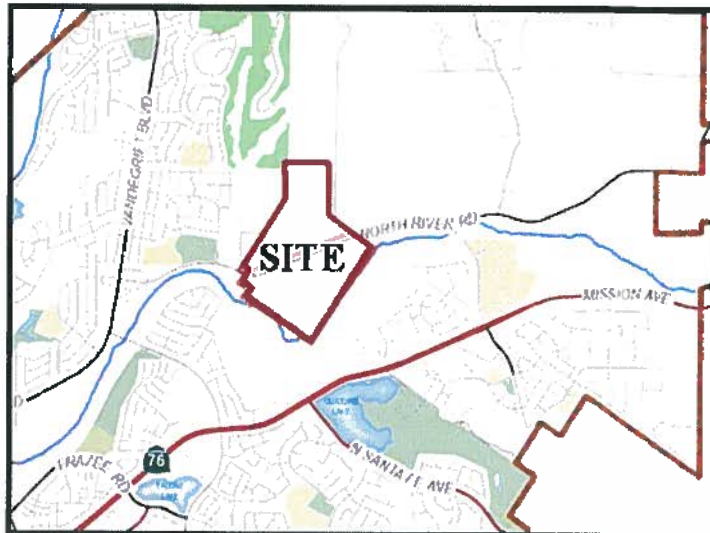
The project was subject to a General Plan Amendment screening process to obtain early input from the Planning Commission and City Council on February 27, 2017 and March 8, 2017, respectively. The Commission reviewed the proposal in accordance with the screening criteria and agricultural land use policies. The Commission expressed concern regarding compliance with the screening criteria. Specifically, the Commission expressed concerns regarding the conversion of agricultural land, the project's proposed density, the project location, the area's current lack of infrastructure and impacts of extending urban infrastructure into the area. The Commission also cited the need for a South Morro Hills vision plan and recommended by a 6-0 vote that the City Council not support the request. The Planning Commission further recommended that the City dedicate resources to move forward a comprehensive vision plan for South Morro Hills. The City Council discussed both the concerns and merits of the project and although there was not a formal vote taken, three of the four Councilmembers seemed to support further review of the project and recommended staff continue working with the applicant to refine the project description, including consideration of a reduced project density. The City Council also advised the applicant to work with the South Morro Hills Association to develop a vision plan.

Following the screening process, the applicant submitted refinements to the initial application. The proposed project currently includes up to 656 residential units, for an overall density of approximately four dwelling units per gross acre, 30,000 square feet of commercial space, a 100-room boutique hotel, and 31.6 acres dedicated to agricultural use. The Planned Development Plan was revised to include specific site design, housing product, agricultural and open space amenities, and roadway improvements.

Project Site

The 176.6-acre project site is located in the northeastern portion of the City and is located within the South Morro Hills community which is comprised of approximately 3,500 acres of agriculturally zoned land. The project site is generally bisected into northern and southern sections by North River Road between Stallion Drive and Wilshire Road. The property currently has a land use designation of Agricultural (A) and a zoning designation of Agricultural (A) with the Scenic Park Overlay (SP) on the southern portion of the site.

Access to the project site is provided from North River Road, which is designated as a four-lane major arterial roadway in the Circulation Element, but currently is built as a two-lane roadway. North River Road acts as the gateway



into the South Morro Hills region providing connection to both Wilshire Road and Sleeping Indian Road and extending east to Highway 76. The project site has historically been used for agricultural purposes and is currently utilized to cultivate tomatoes. The site is developed with a variety of structures, including vacant residential dwellings, storage buildings, greenhouses, a transfer facility, and a water filtration facility. A network of unimproved access roads and an irrigation system extend throughout the property.

The project site's topography generally slopes from the northeast to the southwest with a high elevation of 240 feet along the easterly boundary to north of Wilshire Road and a low elevation of 80 feet along the San Luis Rey River to the south of North River Road. A majority of the property has been farmed or graded over the years with slopes ranging from two to three percent and five to 10 percent. The southern portion of the site is located within the 100-year floodplain of the San Luis Rey River, as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps.

As indicated in the biological resources technical report prepared for the proposed project, the project site accommodates ten vegetation communities: southern arroyo willow riparian forest, disturbed southern willow scrub, mulefat scrub, non-vegetated channel, disturbed wetland, disturbed habitat, urban/developed, row crops, non-native woodland, and eucalyptus woodland. The site is located within the Agricultural Exclusion Zone, as delineated in the draft Oceanside Subarea Habitat Conservation Plan.

Surrounding Land Uses

North: The project site abuts agriculturally zoned land developed with equestrian facilities and scattered single-family residences. The Arrowood Golf Course, which is part of the Morro Hills Master Plan residential community, abuts the northwest corner of the site.

South: The project site abuts the San Luis Rey River along its entire southern boundary.

East: At its eastern boundary, the project site abuts agriculturally zoned land with scattered single-family residences. The Paradise Falls wedding venue is also located on the eastern boundary at the intersection of Wilshire Road and North River Road.

West: At its western boundary, the project site abuts residentially zoned land developed with single-family residences and a church. A 27-lot residential estate subdivision (Bree Property) was recently approved for construction at the northern terminus of Stallion Drive.

PROJECT DESCRIPTION

The proposed project is a planned development requiring a General Plan Amendment, Zone Amendment, Vesting Tentative Map, Planned Development Plan, and Development Plan. These entitlements would allow the development of a predominately residential project with limited commercial, agricultural, recreational, and open space uses on 176.6 acres of land. The project would comprise up to 656 dwelling units, for an overall density of approximately four dwelling units per gross acre.

In accordance with Zoning Ordinance Article 17, the Planned Development (PD) Plan would establish site-specific land use regulations, density, development standards, design guidelines, and housing typologies. The PD Plan would create four planning areas, each of which would accommodate different housing product and lot sizes. The proposed project would also allow for a variety of agricultural uses, recreational amenities, a boutique hotel, an education center, and flexible commercial uses on the site.

Approximately 31.6 acres would be dedicated to agriculture throughout the project site. Specific agricultural zones would range from 0.22 acres to 9.40 acres in size. Further detail is provided in Table 3 below. Another 16.0 acres would be planned for park and open space features, including active-use parks, landscape buffers, trails, and farm plots. The proposed project would require several onsite and off-site improvements, including storm drainage facilities, roadway network construction, and water and sewer improvements.

The project would be served by a public and private road network, which includes North River Road and a variety of local residential streets. With the exception of North River Road, the roadways within the project would be private local streets designed to accommodate the expected level of traffic within the project. The project would include roadway improvements to both North River Road and Wilshire Road as well as off-site roadway improvements in the vicinity of the project. Further detail on roadway improvements is provided below.

The proposed project requires the following entitlements:

General Plan Amendment (GPA16-00002) represents a request to change the project site's existing General Plan land use designation to allow for low and medium density residential uses as well as agricultural, open space, and commercial uses. The GPA includes the following requests:

Land Use Element: Request to re-designate the site from Agricultural (A) to Agricultural (A), Open Space (OS), Single-Family Residential (SFD-R), Medium Density Residential A (MDA-R), Medium Density Residential B (MDB-R), and Special Commercial (SC).

The existing General Plan designation of Agricultural (A) allows properties to be subdivided into a minimum of 2.5 acres lots and developed with one single-family dwelling per parcel, which would provide for up to 71 units on the 176.6 acre site. The

applicant proposes to re-designate the project site to various residential land use designations that would allow density ranges between 3.6 and 15 dwelling units per acre. As proposed, the project would include up to 656 dwelling units which would average four dwelling units per acre based on the total project site.

Circulation Element: Request to reclassify North River Road between Stallion Drive and Sleeping Indian Road from a four-lane major arterial to a four-lane secondary collector.

The project developer would dedicate right-of-way along the North River Road frontage to four-lane secondary collector standards to accommodate an enhanced parkway for pedestrians and on-street bicycle facilities, but maintain only two vehicular lanes (one in each direction) separated by a raised median. The roadway would be constructed to provide two 20-foot wide travel lanes (11-foot vehicle lanes with five-foot bike lanes and four-foot bike lane buffers) with a 16-foot center median. Ten-foot parkways would be provided on both sides of the roadway with an eight-foot naturally paved pedestrian path on one side of the road.

Zone Amendment (ZA16-00005) represents a request to change the existing zoning designations of the project site from Agricultural (A) and Agricultural – Scenic Park Overlay (A – SP) to Planned Development (PD), which would establish the proposed North River Farms Planned Development (PD) Plan as the effective zoning for the project site. In accordance with Article 17 of the Zoning Ordinance, the Planned Development District is intended to provide flexibility in land use and development standards while at the same time ensuring orderly and thorough planning and review procedures. The PD Plan would establish the land use regulations, density, development standards, and design guidelines to implement all proposed development on the project site.

The PD District allows for residential densities and housing types that conform to the proposed General Plan designations (i.e., SFD, MDA-R and MDB-R). Per Zoning Ordinance Article 17, all land uses and development within Planned Development Districts must be consistent with the General Plan.

The applicant is also requesting to amend the Land Use Designation Consistency Matrix provided in Article 2 of the Zoning Ordinance to include the PD District as being consistent with both the Agricultural (A) and Single Family Detached (SFD) land use designations of the General Plan. The amendment would allow for the construction of conventional single-family detached dwelling unit types (Single Unit-Conventional SU-C) as part of a PD Plan. Single-family conventional detached units are currently excluded for PD Plans in the A and SFD land use designations for compatibility purposes to discourage non-conventional residential designs (e.g. small lot or cluster homes) adjacent to traditional single-family detached home subdivisions.

The following table outlines the existing and proposed General Plan land use and zoning designations for the project site, by planning area.

TABLE 1: General Plan and Zoning Designations

Planning Area	Gross Acres	Proposed Zoning	Proposed General Plan Land Use	Proposed Dwelling Units	Density Range
PA-1 Riverside Village	32.0	Planned Development (PD)	Medium-Density Residential A (MDA-R); Agricultural (A)	231	6.0-9.9
PA-2 Village Core	15.6	Planned Development (PD)	Special Commercial/Medium-Density Residential B (SC/MDB-R); Agricultural (A)	116	10.0-15.0
PA-3 North Village	47.4	Planned Development (PD)	Single-Family Detached Residential (SFD-R); Agricultural (A)	209	3.6-5.9
PA-4 Hilltop Village	36.4	Planned Development (PD)	Single-Family Detached Residential (SFD-R); Open Space (OS)	100	3.6-5.9
Agriculture	31.6	Planned Development (PD)	Agricultural (A)	N/A	N/A
Habitat	0.6	Planned Development (PD)	Open Space (OS)	N/A	N/A
Backbone roads	13.1	Planned Development (PD)	N/A	N/A	N/A
Total	176.6			656	

Vesting Tentative Map (T16-00002) represents a request to subdivide the project site to establish specific lot configurations for each planning area. The VTM would establish individual lots for residential development as well as for private streets, common open space, and other uses. The proposed subdivision would be configured as follows:

TABLE 2: Tentative Map Configuration

Planning Area	Acreage	Lot No.	GP Designation	Housing Type(s)	Other Improvements
PA-1 Riverside Village	45.3	282-504	MDA-R A	Single Family Detached Homes	River Village Park Production Ag Plots
PA-2 Village Core	10.1	505-596	SC/MDB-R A	Townhomes Detached Cluster Mixed-Use	Village Square Park Farm Hub Production Ag Plots
PA-3 North Village	33.3	92-281	SFD-R A	Single-family Detached	Mill Park Orchards/Vineyards
PA-4 Hilltop Village	27.2	1-91	SFD-R OS	Single-family Detached	Hilltop Park North Village Park Community Park
Open Space	44.7	A-X	OS	N/A	Agriculture Parks Landscape

TABLE 2: Tentative Map Configuration					
Private Streets	33.4	Y,Z AA-AF	N/A	N/A	Private Streets
Public Streets	10.00	Public R.O.W.	N/A	N/A	North River Rd. Wilshire Rd.

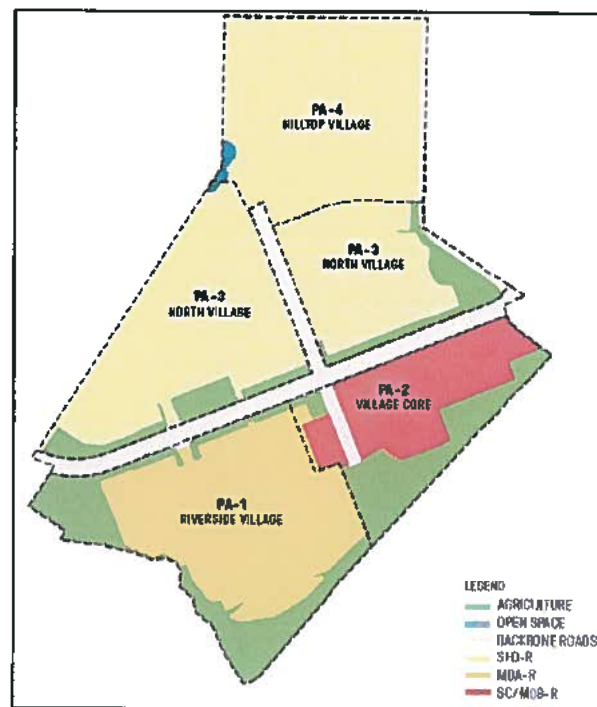
The vesting tentative map plots individual lots in each planning area as well as master lots for future development subject to separate approval.

Development Plan (D16-00012) represents a request for subdividing, conceptual grading, and conceptual development consistent with the vesting tentative map. The Development Plan request includes the Planned Development (PD) Plan, which would establish the zoning for the project site. In accordance with Article 17 of the Zoning Ordinance (Planned Development District), the re-designation of property as a PD District and the establishment of a PD Plan require approval of a Development Plan. The Development Plan includes the proposed site layout, architecture, and additional details related to aesthetics, building orientation, circulation, and landscaping for each planning area. The initial development phase would include mass site grading, storm drainage improvements, master utilities, and improvements to North River Road, including roadway widening, sidewalk, dry utilities, landscaping, and roundabouts.

Future development of each planning area would be subject to discretionary review and approval of individual development plans in accordance with Article 43 of the Zoning Ordinance. All proposals would be reviewed in accordance with City regulations and the PD Plan.

Planned Development Plan

As provided in Article 17, the proposed PD Plan would become the effective zoning of the project site and would constitute the land use and development regulations and guidelines for future development of the site. The PD Plan describes the North River Farms project as a sustainable agricultural based community offering a variety of housing options, agricultural based educational opportunities, and a connection to local food sources. Development envisioned in the plan would establish four distinct planning areas tied together by architectural and landscape design influenced by the area's agricultural heritage.



The following section summarizes the

characteristic features of each of the four planning areas, describing the housing types and common area facilities that each planning area would accommodate.

PLANNING AREA 1 – RIVERSIDE VILLAGE

Riverside Village would comprise approximately 45.2 acres located in the southwestern corner of the project site, west of the Village Core and south of North River Road. Riverside Village would be composed of a mix of single-family detached and cluster homes, a proposed park, and agriculture. This planning area would be developed as medium-density residential, (MDA-R) with approximately 231 dwelling units at a proposed density of 6.0–9.9 dwelling units per acre. The minimum lot area would be 2,000 square feet with a maximum structure height of two stories/35 feet.

Direct access would be provided from North River Road with internal pedestrian and vehicular access to the Village Core. Riverside Village would also have direct access to the agricultural lands and the San Luis Rey River to the south via the proposed trail system.

PLANNING AREA 2 – VILLAGE CORE

The Village Core would be located near the center of the project site east of the Riverside Village and south of North River Road. The approximately 24.9-acre Village Core would contain approximately 116 residential dwelling units at a proposed density of 10.0–15.0 dwelling units per acre. The minimum lot area would be 2,000 square feet with a maximum structure height of three stories/40 feet.

The Village Core would allow a variety of uses, including up to 30,000 square-feet of commercial space featuring 5,000 square feet of restaurant space and a 100-room hotel. The potential land uses envisioned for the Village Core include mixed-use residential, a boutique hotel, maker spaces, retail shops, a farmers' market, collaborative work space, and the Village Square Park. A list of allowable uses within the Village Corp is provided in Table 4-4.

The PD Plan envisions the following key components for the Village Core:

Mill Stone: The Mill Stone building would include convertible 200 to 300 square-foot stalls serving as maker spaces to allow for retail, artistry, vending, and making. In addition to these flexible spaces, the building could accommodate additional farmers' market vending, a commercial kitchen, and collaborative work spaces.

Boutique Hotel. The proposed project conceptually plans for a 100-room boutique hotel with farm-style cottages or other low-rise structures.

Farmers' Market. A permanent farmers' market stall would be located within the Village Green. Open to the public, the farmers' market would provide for sales of goods grown within the agricultural areas of the project site.

Education Center. The education center would serve to provide instruction, outreach, and practical solutions on how to live better by managing water use, growing foods locally, and purchasing locally produced goods. Additional programming would include workshops, family-based education, garden volunteering, farm to table dinners, events and festivals, and demonstrations.

Staff notes that, as proposed by the applicant, the ultimate buildout of the Village Core as described above is not necessarily guaranteed as certain components, including the education center and boutique hotel would be determined by market demand or financial viability. With the exception of the Mill Stone building and the market stall, future commercial, lodging and residential uses would be established through future development plans in accordance with the development standards and design guidelines provided in the PD Plan. The PD Plan would establish a flexible list of permitted and conditionally permitted uses within the Village Core. All proposals for development of Planning Area 2 would require discretionary review and approval.

PLANNING AREA 3 – NORTH VILLAGE

North Village would be approximately 56.4 acres located north of North River Road and south of the Hilltop Village. North Village would allow for approximately 209 residential units with a proposed density of approximately 3.6 – 5.9 dwelling units per acre (SFD-R). The minimum lot area would be 5,000 square feet, with a maximum height of two stories/35 feet. The proposed residential lots would be buffered from North River Road through a combination of agricultural fields and landscape buffers. Pedestrian trails would extend throughout the North Village, providing connection to the Village Core. North Village would contain a north-to-south Village Promenade. Primary access would be from North River Road.

PLANNING AREA 4 – HILLTOP VILLAGE

Located north of North Village, Hilltop Village would allow for development of approximately 100 single-family residential units on 37.0 acres for a proposed density of 3.6 – 5.9 dwelling units per acre (SFD-R). The minimum lot area would be 8,400 square feet and the maximum structure height would be two stories/35 feet. Primary access would be from the Village Promenade off North River Road and Wilshire Road to the east.

Agricultural Concept Plan

The Agricultural Concept Plan identifies all proposed agricultural amenities located throughout the project site. Approximately 31.6 acres of land would be reserved for agricultural purposes and include a community farm, community gardens, and edible agricultural landscape. The agricultural plan also includes a farm headquarters, farm stand, and amphitheater within the Village Core planning area. The following table identifies each type of agricultural zone, the acreage, and proposed crops and vegetables:

TABLE 3: Agricultural Concept Plan

Agricultural Zone	Area (Acreage)	Crop & Plant Types
Market Garden (MG)	6.72	Mixed vegetables, flowers, herbs, fruit trees
Vineyard (V)	4.83	Select varieties for NRF terroir
Orchard (O)	3.04	Mixed tree crops (apples, avocado, citrus, stone fruit)
U-Pick (UP)	0.91	Berries, citrus, apples, flowers
Production Agriculture (PA)	9.40	Mixed vegetables, grains, roots
Wind Rows (WR)	4.03	Native and forage species (Carob, Mulberry, Oak, Sycamore, Acacia)
Pond	.22	
Farm Headquarters	1.61	
North Farmstand	0.15	
Amphitheater	0.64	
Total Acreage	31.56	

The community farm, as envisioned by the applicant, would produce an array of fruit, vegetable, and flower crops and would be operated as a Community Supported Agriculture (CSA) farm, in which residents, as well as the general public, become members of the farm by paying for produce that the community farm produces. The CSA would essentially subsidize the farming operation to ensure long term sustainability of the farm. The farm would be professionally managed in accordance with a farm management plan employing best practices for sustainable farming.

Conceptual Phasing and Entitlement Procedure

The PD Plan is anticipated to be developed in four phases coinciding with the four separate planning areas. Utilities, private roads, entry and access points, neighborhood amenities, private parks, trails and community landscaping, and other infrastructure would be developed as planned and as required in conjunction with specific development proposals for each phase and planning area.

Phase 1: The initial phase would include mass grading of the entire project site for the creation of master lots and storm drainage improvements. Master utilities, including water and sewer, would be installed in North River Road with stubs to service individual planning areas. North River Road would be improved to include roadway widening, installation of roundabouts, sidewalk, dry utilities, and landscape improvements. Phase 1 could also coincide with the first development phase proposed within the plan area.

Phase 2: The second phase would include the development of the main project entry on North River Road and the development of Planning Area 1 (Riverside Village) including tract improvements, residential units approved through future discretionary development plans, and landscaping along the interior roads and intersections. Phase 2 would also include development of the maker space building (Mill Stone) in Planning Area 2 (Village Core), off-site traffic improvements, grading of the agriculture area and initial crop planting in Planning Area 2.

Phase 3: The third phase would include the development of Planning Area 3 (North Village) with tract improvements and the development of residential units approved

through future discretionary development plans, as well as landscaping along the interior roads and intersections. This phase would also include the installation of the southern trail system.

Phase 4: This phase would include development of Planning Area 4 (Hilltop Village) with tract improvements and the development of residential units approved through future discretionary development plans. Phase 4 would also include the construction of Wilshire Road improvements, including sewer, the perimeter trail system along the north boundary, and Planning Area 2 amenities including the farmers' market, village square, and barn.

Phase 5: This phase would include completion of the mixed-use component of the Village Core.

GRADING AND DRAINAGE

Mass site grading and storm drainage improvements would be performed in the initial implementation phase to establish the four planning areas. Precise grading would be completed as part of specific development plans.

Storm drain systems and connections would be designed to channel off-site stormwater flows through the project site and into the San Luis Rey River. Flows from the project would be routed to various bio-filtration basins located throughout the site. The biofiltration basins would treat runoff to the maximum extent practicable by capturing and detaining stormwater for treatment, which is achieved through filtration, sedimentation, sorption, biochemical processes, and vegetative uptake prior to discharge into the San Luis Rey River.

STREET NETWORK

The project would be served by a network of private streets accessed from North River Road and Wilshire Road. North River Road would serve as the primary access road into the development. The proposed circulation plan includes a series of roadway improvements to provide vehicle, bicycle, and pedestrian connectivity for the development

North River Road: North River Road would be dedicated as a four-lane secondary collector. As proposed, the road would be constructed with two travel lanes, a center median, on-street bikes lanes, an enhanced parkway with a multi-purpose trail/sidewalk, and landscape improvements. Roundabouts would be installed on North River Road at both the west project entrance to Planning Area 1 (Riverside Village) and at the intersection of Wilshire Road at the eastern project boundary. A signalized intersection would be provided at Private Street B which serves as the primary entrance to the Village Core (PA-2), and North Village (PA-3).

Wilshire Road: As proposed, the Wilshire Road intersection at North River Road would be reconfigured and developed with a roundabout. The Wilshire Road project frontage to the north of North River Road would include street improvements, landscaping, and a multi-use bike/pedestrian path.

Private Streets: The project would be served by a series of local private streets ranging in pavement width from 32 feet to 58 feet. Many of the streets were designed with narrow roadway sections to slow traffic and facilitate pedestrian use. Each street would include two travel lanes, non-contiguous sidewalks, and planter areas with canopy trees. The primary local streets would also include bike lanes. On street parking would be permitted on a majority of the private streets as specified in the circulation plan.

Off-site Road Improvements: The traffic impact analysis and Environmental Impact Report (EIR) prepared for the project identify several mitigation measure options for off-site traffic improvements to mitigate traffic impacts of the project. An overview of proposed off-site traffic improvements is provided in the EIR.

PARKING

To manage guest parking and ensure resident parking occurs within garages, the PD Plan calls for the preparation of Parking Management Plans for each planning area to be implemented by the homeowner's association. Parking requirements for the residential component of the project would be consistent with Article 31 of the Zoning Ordinance, with the exception that single-family dwelling units over 2,500 square-feet would only require two spaces, not the normally required three spaces. On-street parking would also be available on certain local streets in designated areas, as street width allow. The Village Core would be designed to accommodate parking spaces for both commercial and residential uses. Additional parking would be evaluated as part of future development plans.

TRAIL AND BIKE NETWORK

As part of the "complete streets" concept, the proposed project would include a comprehensive trail and bikeway network to provide connectivity for pedestrians and cyclists between the four planning areas as well as off-site connections. The trail network and pedestrian circulation would include sidewalks, Class II and III bicycle lanes, and Class I trails. The trail network would connect to the existing trail along North River Road and provide a new trail adjacent to the San Luis Rey River within the boundaries of the project site.

OPEN SPACE, RECREATION, AND COMMON AREA LANDSCAPE

The proposed project would include approximately 16 acres of open space, including parks, landscape buffers, trails, and community gardens as well as active-use recreation areas, common area landscape, and stormwater bio-retention and filtration facilities.

The project proposes the following neighborhood parks:

Village Square. Serving as a community gathering area, this one acre park would be located near the center of the project site, within the Village Core, and would be available for use by the general public. The Village Green would support a farmers' market and community events. This park would include trees, seating, an open lawn, and community garden plots.

River Village Park. This 0.8-acre private park would be located within the Riverside Village planning area and would contain active recreational facilities including a pool. Other amenities proposed include community garden plots, lawn areas, benches and tables, and flexible play areas for outdoor games such as bocce ball.

Mill Park. This two acre private park would be located within the North Village planning area. The proposed location of this park contains rock outcroppings and small oak trees, which would be preserved, and the design would be informed by the existing natural features. Amenities would include a playground, picnic tables, and a shade structure.

View Park. This 1.5-acre private park would be located at the northern terminus of the Village Promenade within the Hilltop Village. Proposed amenities may include a pool, basketball court, play areas, and volleyball.

Hilltop Park. This one acre private park would be located within the Hilltop Village planning area at the highest point of the project site and would include a pavilion with seating as well as a community garden.

Pocket Parks and Other Open Space. The proposed project would include pocket parks and other small open space features throughout the project site. Additional open space would be provided in conjunction with landscaped internal roadways, perimeter edges, and drainage/water quality features. Pocket parks and other open space areas are shown on the Conceptual Landscape Plan.

The PD Plan requires a minimum of 300 square feet of usable open space per dwelling unit in conjunction with proposed developments with at least 50 percent of that amount provided in common usable open space areas. The remaining 50 percent of open space may be provided in private yard or balcony areas. This standard is consistent with the residential open space standard articulated in the City's Zoning Ordinance.

TABLE 4: Open Space Requirements

Planning Area	Land Use	Density DU/AC	Maximum Units	Minimum Park Factor	Park Acres Required	Trail Acres Provided	Park Acres Provided
PA-1	MDA-R	6.0-9.9	231	300 sf/du	1.59	0 acres	3.7
PA-2	MDB-R/SC	10.0-15.0	116	300 sf/du	0.80	0	1.8
PA-3	SFD-R	3.6-5.9	209	0	0.181	1.7	3.6
PA-4	SFD-R	3.6-5.9	100	0	0.181	4.1	2.8
Subtotal			656		2.75	5.9	10.2
Total			656				16.1

The Conceptual Landscape Plan (CLP) identifies proposed landscaping for streets, entries, parks, common and open space areas, perimeter edges, and slopes. The landscape palette includes a wide variety of trees, shrubs, and groundcover, with an emphasis on drought tolerant, native, and edible landscaping. Elements of the plan would reflect the historic agricultural landscape of the South Morro Hills region, with linear geometry of row crops and tree orchards as well as tree lined streets. All irrigation

improvements would follow the City's Guidelines and Water Conservation Ordinance. Details regarding recreational amenities, open space elements, plant palette, etc. are provided in both the PD Plan and CLP.

RESIDENTIAL GUIDELINES AND ARCHITECTURE

The PD Plan would allow for a mix of single-family, multi-family, and mixed-use residential use through a variety of lot sizes and plan configurations including traditional single-family lots, small lot clusters, and mixed-use. The architectural design guidelines of the PD Plan call for housing that reflects five architectural styles intended to create a diverse and eclectic streetscape through massing and form, material and color, and detailing. The PD Plan would allow for the following architectural styles:

Modern Farmhouse: The modern farmhouse style would represent the original farmhouse with a dominant gable roof, traditional lap siding, simple detailing, and a broad front porch. The modern style would introduce massing, window sizes and architectural arrangements to add contemporary elements to the traditional farmhouse styles. Vertical board and batten siding may be mixed with traditional horizontal siding to create added texture.

Americana: This style would represent the evolution of the farmhouse design with additional ornamentation, wood frame construction with clapboard siding, and may feature stick work, more decorative porch detailing, shutters and variations in siding exposures.

California Cottage: This style would have a steeply pitched roof with the principal roof being side gabled and multiple asymmetric cross gables. Many of the homes feature half-timbering, often with face brick and rarely with stone along the coast. Gabled dormers are common, with only modest eave extension. Windows tend to be vertically oriented, often with casements, and often with square gridded or diamond-pane leaded muntins. California Cottage houses generally have prominent chimneys.

Craftsman: This style would have clinker brick, carved rafter tails, a mixture of cladding (brick, clapboard, tile, and shingle) and oversized eave brackets painted in colors of nature.

California Bungalow: Bungalows are single or 1½ story houses, with sloping roofs and eaves with unenclosed rafters, horizontal in massing, and typically feature a dormer window (or an attic vent designed to look like one) over the main portion of the house. Bungalows commonly have wood shingle, horizontal siding or stucco exteriors, as well as brick or stone exterior chimneys and a partial-width front porch. Larger bungalows might have asymmetrical "L" shaped porches.

UTILITIES

The project would be served by City water service via connections to the adjacent existing water infrastructure. Proposed on-site water system piping would consist of eight and 12-inch diameter water mains. The existing inactive pressure reducing station located at the intersection of Wilshire Road and North River Road would be

reconstructed as part of the proposed water system improvements.

For wastewater treatment, there is an existing 15-inch sewer line within North River Road operated by the Rainbow Municipal Water District. This existing 15-inch sewer line would remain in place up to the westernmost intersection within the proposed intersection within the project site. To the west of this proposed intersection, a new 21-inch sewer line would convey flows from both the project and the Rainbow Municipal Water District service area. The on-site private sewer system is anticipated to gravity flow in eight-inch diameter pipes.

OFF-SITE IMPROVEMENTS

The proposed project would require several off-site improvements, including storm drainage facilities, roadway network construction, and sewer improvements that would be constructed by the developer or funded by direct financial contribution as mandated by City ordinance or as necessary to mitigate specific impacts identified in the EIR. The recommended mitigation measures related to infrastructure improvements are addressed in the Mitigation Monitoring and Reporting Program appended to the Final Environmental Impact Report.

ANALYSIS

The project site and the proposed project are subject to policies, principles, guidelines, and standards enumerated in the General Plan, the Zoning Ordinance, the Subdivision Ordinance and the California Environmental Quality Act (CEQA).

As noted in the March 8, 2017 City Council staff report prepared in conjunction with the project's General Plan screening process, staff finds that the project is inconsistent with several General Plan policies. Furthermore, staff finds that the project is premature, in light of ongoing efforts to boost agritourism in the area and on-going efforts to develop a community vision/plan for the South Morro Hills area. A project of this scale and significance should be evaluated as part of a comprehensive land use study of South Morro Hills. Because of the project's potential to serve as a catalyst for future suburban growth in the South Morro Hills area, the project should also be considered in the context of impending updates to the City's Housing Element and Land Use Element of the General Plan. Public benefits beyond those established through CEQA mitigation or standard conditions of approval, should not be viewed in isolation, but rather the project should be viewed comprehensively against the entirety of the City's existing and pending land use, development and other applicable policies.

The concerns raised by staff and the general public during the GPA screening process still remain valid. The key reasons staff continues to oppose the project are summarized as follows:

- The project is not located within a Smart Growth area as designated by the Regional Smart Growth Concept Map.

- The project is inconsistent with anti-sprawl policies in the General Plan that direct higher density development towards infill areas such as transit corridors in order to preserve natural resources and agricultural land.
- The project site is not identified in the City's 2013-2020 Housing Element's Housing Sites Inventory as providing capacity to satisfy housing demand as identified in the Regional Housing Needs Assessment (RHNA). The Housing Sites Inventory demonstrates that the City has adequate capacity outside of project area to accommodate its regional fair share of housing growth during the current Housing Element cycle. Furthermore, staff believes that the City will be able to demonstrate adequate capacity to accommodate its RHNA allocation for the next Housing Element cycle (2021 – 2029) without the proposed project.
- The project is not consistent with the agricultural land use objectives and policies specified in Section 2.5 of the Land Use Element of the General Plan.
- The project would reduce the agricultural productivity of South Morro Hills and its impacts to future agritourism efforts outlined in the Agritourism Strategic Plan and facilitated by recent zoning text amendments that provide for agritourism-related uses in South Morro Hills is unknown as those efforts have yet to conclude.
- The FEIR identifies that the project would result in significant and unavoidable impacts to population and housing and transportation and traffic.
 - Population and Housing: The project has potential for growth inducing effects which may result in subsequent adverse environmental effects.
 - Traffic and Circulation: According to the FEIR, significant direct and cumulative traffic impacts to North River Road, College Boulevard, and Vandergrift Boulevard would be caused by the project.

General Plan Consistency

LAND USE ELEMENT

The Land Use Element of the City's General Plan provides direction related to how future development will occur and addresses the relationship between development, community enhancement, and natural resource management. Staff finds the proposed project to be inconsistent with the goals and objectives of the Land Use Element of the City's General Plan, as follows:

Community Enhancement

Goal: *The consistent, significant, long term preservation and improvement of the environment, values, aesthetics, character, and image of Oceanside as a safe, attractive, desirable, and well-balanced community.*

1.11 BALANCED LAND USE

***Policy A:** The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land use so as to foster a sense of neighborhood, community, and regional identity.*

***Policy B:** The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses in the community or provide a significant benefit to the community.*

The proposed amendment of the existing agricultural land use and zoning designation would convert a predominately agricultural parcel to various non-agricultural land use designations. The project site is located within the South Morro Hills planning area, a distinct planning area identified in the Land Use Element of the General Plan. Staff finds that the proposed changes are inconsistent with existing land use patterns in South Morro Hills and would negatively impact the aesthetics and character of the area. Without a comprehensive analysis of the entire SMH area as part of a community plan or other long range planning effort, it is difficult to know if or how the proposed project would contribute to balanced land uses. While this project contains a mix of uses, its conversion of agricultural land to a suburban land use pattern represents a fundamental shift in community character at a key gateway to the South Morro Hills Community. Approval of this project would likely trigger other agricultural land owners to pursue similar developments which would, in turn, have the potential to completely change growth patterns in the area. For this reason, it is important to think about this project in the context of the entire South Morro Hills community which speaks to the need to consider this type of development in the context of a larger vision plan for the area. A South Morro Hills community vision plan has been initiated by area stakeholders and this process should be completed before a project of this significance is considered.

***Policy C:** The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.*

The traffic impact analysis prepared for the project was reviewed by the City's traffic engineering staff. According to the study, the proposed project would have significant impacts on the City's traffic circulation system. The FEIR identifies significant and unavoidable impacts at the following locations:

- Vandegrift Boulevard and North River Road intersection: The project would have a significant direct and cumulative impacts to this intersection with no feasible mitigation measures that would reduce the identified significant impact to a level below significant. Currently at the Vandegrift Boulevard/North River Road intersection, dual westbound left-turns are provided, but only a single northbound right-turn is provided. No improvement plans are identified in the City's Master Transportation Roadway Plan nor is there adequate right-of-way available that would be necessary to widen this intersection

- North River Road and College Boulevard intersection: The project would have a significant direct and cumulative impacts at this intersection with no feasible mitigation measures that could reduce the identified significant impact to a level below significant. To fully mitigate the direct and cumulative impacts to below significant levels, additional lanes would be needed at this intersection. Right-of-way is constrained at this location and would be infeasible to obtain, and the intersection is very proximate to the College Boulevard bridge across the San Luis Rey River. The City's Master Transportation Roadway Plan does call for widening of the westbound (College Boulevard) approach to include an additional left-turn lane.
- College Boulevard (North River Road to Adams Street Segment): The project would have a significant cumulative impact. To fully mitigate the cumulative impact to below significant levels, additional lanes would be needed along this roadway segment including a widening of the existing bridge over the San Luis Rey River. According to the City's Master Transportation Roadway Plan, this segment of College Boulevard is proposed to be widened to six lanes. The Master Transportation Roadway Plan identifies this segment as having a future classification of a Six-Lane Major Arterial. However, no improvement plans are identified in the City's Thoroughfare and Traffic Signal Fee Program Update Study, and no funding mechanism is in place for the proposed project to pay a fair share toward.

According to the traffic impact analysis, the project would generate 7,921 ADT with 562 AM peak hour trips (166 inbound /396 outbound) and 777 PM peak hour trips (515 inbound / 262 outbound) at the project driveways. The project's projected ADT would essentially deplete the remaining ADT allocation for the South Morro Hills region. As a result, future agritourism uses or future land uses or activities resulting from the pending South Morro Hills Community Vision Plan may be constrained or be burdened with large scale mitigation requirements as a result of the infrastructure impacts associated with the North River Farms project. The proper way to ensure such negative impacts do not occur would be to first comprehensively study and plan the entire the South Morro Hills community. This would ensure that future infrastructure capacity was not compromised and that all other future community facilities and services were considered.

Furthermore, the project site is constrained by geographical barriers with only two bridges providing the primary ingress and egress to the area. With both the Melrose Drive Extension over the San Luis Rey River and the College Bridge expansion currently unfunded, the project would cause a near term burden on the existing circulation system.

1.12 LAND USE COMPATIBILITY

Policy B: The use of land shall not create negative visual impacts to surrounding land uses.

The project would introduce residential land uses above and beyond the scale and intensity allowed in the Agricultural District. As a result, the agricultural landscape would be converted to a suburban development inconsistent with the visual appearance and rural character of South Morro Hills.

Community Development

Goal: *The continual long term enhancement of the community through the development and use of land which is appropriate and orderly with respect to type, location, timing, and intensity.*

2.5 AGRICULTURE

The South Morro Hills area of the City has historically been part of an agricultural region known for producing avocados, citrus fruits, flowers, and a variety of other crops. As reflected in Figure LU-24 of the Land Use Element of the General Plan, South Morro Hills is designated as a distinct neighborhood area. The desire to conserve and enhance the City's agricultural land is affirmed by goals, objectives, and policies intended to protect agricultural land by limiting non-agricultural or incompatible uses that may reduce the economic viability of the region.

The objective of Section 2.5 of the Land Use Element of the General Plan is to identify, conserve and enhance Oceanside agricultural areas subject to the following policies:

- A. Agricultural areas are characterized by their primary function that is to farm, graze, or conduct animal husbandry. Agricultural areas typically involve contiguous tracts of agricultural land uses with only a very minor intrusion of non-agricultural land uses. These nonagricultural land uses are only of the type and size to service the special needs of the agricultural area.*

The subject site is designated as part of the South Morro Hills agricultural area and thus can be characterized as agricultural land. The proposed 176.6-acre project would convert approximately 145 acres of farmland (or approximately 5% of the entire agricultural area) to non-agricultural land uses while retaining approximately 31 acres for agricultural purposes. While the project would retain some agricultural uses, the uses and acreage would be scattered rather than consolidated and the property would no longer be characterized by its primary function to farm, graze, or conduct animal husbandry.

- B. Residential development shall be permitted provided such development does not interfere with existing agricultural operations and that the open space character of the area is preserved. Appropriate minimum lot areas shall be determined by the area's topography, adjacent land uses, and the availability of public services and utilities; however, under no circumstances shall lot areas be less than two and one-half acres. Lot configurations and dimensions shall provide areas of sufficient size to conduct limited, low-intensity agricultural activities such as orchards, gardens, and the keeping of livestock.*

The project would not meet this policy and as a result, the applicant is requesting the land be rezoned so that it is no longer zoned as Agriculture. The current zoning allows one home per two and one-half acres or approximately 71 housing units on the project site. As proposed, the project would essentially urbanize the project site by allowing residential land use designations with a proposed unit count of 656 dwelling units at an overall density of four units per acre.

C. The City shall in all proposed actions converting agricultural lands to other land uses, consider the loss of those lands to the potential agricultural productivity to the community; and shall assure that land use compatibility to agricultural lands is fully defined and assured.

The 176.6 acre project site represents the single largest agriculturally zone parcel in the area and accounts for approximately five percent of the entire South Morro Hills agricultural area. The parcel is still suitable for agricultural production and contains a combination of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland. Removal of this parcel from the agricultural area could have a significant impact on the overall agricultural productivity of South Morro Hills, including future agritourism potential. Furthermore, the project could adversely impact future agritourism efforts by creating land use incompatibilities.

The City has prepared an Agritourism Strategic Plan and recently adopted zone amendments to initiate Tier 1 agritourism land uses as recommended by the plan. Removal of the site from agriculture could preclude future options and limit the effectiveness of the Agritourism Strategic Plan as well as impact on-going grass roots effort to develop a long-term Vision Plan for the South Morro Hills community. At a minimum, the proposal is premature in light of the fact that the City is just beginning to implement the first phase of the Agritourism Plan and has yet to complete the Plan's second phase.

D. Land use compatibility is of primary importance to agricultural areas, since land use conflicts between agricultural and non-agricultural uses can force the economic non-viability of agricultural areas.

The proposed project would provide edge buffer areas designated as open space along the property lines adjacent to agricultural zoned parcels. While no active agricultural uses occur on the adjacent parcels to the north, the establishment of residential uses in proximity to agricultural land may limit future use or productivity of those parcels for agricultural purposes given the proximity to residential areas. Adjacent agricultural landowners may be discouraged from realizing these parcels' full agricultural potential for fear of generating complaints from future residents of the North River Farms community. Conflicts may occur related to noise from the operation of equipment/machinery, odors, dust, and similar effects related to the operation of a permitted agricultural business use being conducted consistent with all applicable Federal, State and local laws and ordinances.

HOUSING ELEMENT:

Policy 1.6: Encourage higher-density housing development along transit corridors and smart growth focus areas in order to encourage preservation of natural resources and agricultural land; reduce energy consumption and emissions of greenhouse gasses and other air pollutants; reduce water pollution occasioned by stormwater runoff; and promote active transportation with its associated health benefits.

The proposed project clearly violates this policy. The proposed project would include up to 656 dwelling units at densities ranging from 3.6 to 15 dwelling units per acre. The project would be inconsistent with this policy based on the fact that it is not located within a designated smart growth area, is not along a transit corridor and would result in the loss of prime agricultural land. The project would discourage preservation of agricultural land and potentially lead to growth inducing effects and urban sprawl rather than encourage higher density within infill smart growth areas located along transit corridors.

Policy 2.1: Designate land for a variety of residential densities sufficient to meet the housing needs for a variety of household sizes and income levels, with higher densities being focused in the vicinity of transit stops, smart growth focus areas, and in proximity to significant concentrations of employment opportunities.

While the project would be located less than one mile from the North County Transit District's San Luis Rey bus transit center, the project would not be located in a designated smart growth area or in proximity to significant concentrations of employment opportunities.

Furthermore, the project site is not identified in the City's adopted 2013-2020 Housing Element's Land Inventory as a site needed to satisfy the City's housing demand as identified in the RHNA. Consistent with other General Plan policies, the Housing Element doesn't rely on South Morro Hills to satisfy the City's housing demand. The fiscal impact study prepared for the project indicates projected housing sales prices ranging from \$450,000 to \$760,000, which would require annual incomes in excess of \$100,000, while the City's median income is \$71,609, thus not providing housing opportunities for a variety of income levels.

COMMUNITY FACILITIES ELEMENT:

Policy 0.6: The City shall strive to establish control over the quality, distribution, and rate of growth of the City in order to:

- a) Preserve the character of the community;*
- b) Protect the open space of the City;*
- c) Protect the quality of life in the City;*
- d) Ensure the adequacy of municipal facilities;*
- e) Ensure a balance of housing types and values in the City which will accommodate a variety of families;*

- f) Ensure the balanced development of the City;*
- g) Prevent further significant deterioration in the local air quality;*
- h) Ensure that traffic demands do not exceed the capacity of the streets;*
- i) Ensure that the character of the City's semi-rural or rustic neighborhoods is preserved;*
- j) Ensure the City does not grow in a manner that places a severe strain on the local freeway system;*
- k) Ensure the adequacy of fire and police protection;*
- l) Ensure adequate water and sanitary sewage systems;*
- m) Ensure adequate stormwater management systems.*

The proposed project would be inconsistent with this policy including objectives (a), (c), (f), (h), (i), and (j). The project would introduce residential and commercial land uses in an area designated for agricultural purposes and low density rural housing. As proposed, the development would change the agricultural character of the community and would generate traffic demands that would exceed the capacity of streets in vicinity of the project as well as place additional strain on Highway 76. While the project's impacts to Highway 76 would be mitigated, the traffic added to this facility would undoubtedly add to the roadway's current congestion and the added traffic could constrain future growth within the community including uses that are consistent with the City's current General Plan.

Zoning Ordinance

In accordance with Article 17, the Planned Development District is intended to ensure quality urban design, encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space, and amenity, and encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it.

The proposed PD Plan would become the effective zoning of the project site and would constitute the use regulations and development criteria for future development of the site. PD plans must be consistent with the General Plan, enhance the potential for superior urban design in comparison with development under base district regulations, provide compensating benefits that justify deviations from base district regulations, and include adequate provisions for utilities, services, and emergency vehicle access so that public service demands will not exceed the capacity of existing and planned systems. The proposed PD Plan was prepared in accordance with the provisions of Article 17 of the Zoning Ordinance and contains all necessary provisions.

Approval of PD Plan and associated Development Plan is contingent upon the finding that the PD Plan and the Development Plan are consistent with the adopted Land Use Element of the General Plan and other applicable policies and are compatible with surrounding development. Based on staff's analysis that the proposed project is inconsistent with the General Plan, it is staff's position that the proposed PD Plan and Development Plan would not meet the requisite findings provided in Articles 17 and 43

of the Zoning Ordinance.

ENVIRONMENTAL DETERMINATION

The City of Oceanside acting as Lead Agency caused to be prepared an Environmental Impact Report (EIR) for the North River Farms Planned Development Project. The EIR (State Clearinghouse No. 2017111069) was prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts associated with the project.

The purpose of the EIR is to serve as an informational document for public agencies, decision-makers, the public, and other interested parties of the potential environmental effects that may result from implementation of the proposed project. Environmental impacts are analyzed to the degree of specificity prescribed by State CEQA Guidelines Section 15146. The EIR addresses the potentially adverse impacts that may be associated with both short-term construction period and long-term operations of the proposed project. Additionally, the EIR identifies appropriate and feasible mitigation measures, and alternatives in accordance with CEQA, the State CEQA Guidelines, and Local CEQA Guidelines.

A Notice of Preparation (NOP) for the 30-day public scoping period for the proposed project was issued on November 22, 2017 to interested agencies, organizations, parties, and surrounding neighbors. The scoping period was extended an additional month and concluded on January 30, 2018. Additionally, two public scoping meetings were held on December 13, 2017 and January 16, 2018 at the Melba Bishop Recreation Center. A total of 75 comment letters were received as a result of the NOP and scoping meetings and several public comments were also received and documented at the two scoping meetings.

The Draft EIR and Notice of Availability (NOA) were circulated for a 45-day public review, including a one week time extension, between July 27, 2018 and September 17, 2018. During the public review period a total of 200 comment letters were received and responses to those comments were prepared and incorporated into the Final EIR (Chapter 10 and Appendix T0).

The Environmental Impact Report (EIR) for the proposed project identifies potentially significant impacts related to agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, land use and planning, noise, population and housing, public services, traffic and circulation, tribal cultural resources, and utilities and service systems. With the exception of population and housing and traffic and circulation, the implementation of mitigation measures outlined in the EIR would eliminate or reduce these potential impacts to less-than-significant levels.

The DEIR initially identified significant impacts to fire protection services based on the anticipated increase in service population and the inability of the Fire Department to

adequately service the area and meet the five minute response time goal. Without a future fire station planned for the area, the impact would have been significant and unavoidable. A mitigation measure was subsequently added requiring the project to provide a temporary fire station such that response times to the entire project site would be within the acceptable response time goal of five minutes or less. The implementation of a temporary fire station would reduce the potential impact to public services to less-than-significant levels.

The significant impacts that cannot be mitigated to a less-than-significant level, and are therefore considered significant and unavoidable, are related to population and housing (growth inducement) and traffic and circulation as follows:

- **Population and Housing (Growth Inducement):** The project has the potential to induce substantial population growth because it would exceed planned residential and population growth in the area, result in land uses that could provide economic stimulus, and expand sewer infrastructure.
- **Traffic and Circulation:** The project would have potential direct and cumulative impacts to the Vandegrift Boulevard/North River Road intersection and North River Road/College Boulevard intersection, and cumulative impact to College Boulevard: North River Road to Adams Street Segment.

The FEIR includes Findings of Fact (Findings), along with a Statement of Overriding Considerations; and, the Mitigation Monitoring and Reporting Program (MMRP) for the North River Farms Planned Development Project. In accordance with CEQA, if the specific economic, legal, social, technical, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable" and the decision-making agency may adopt a statement of overriding considerations to address these impacts. Should the Planning Commission recommend City Council approval of the project, the Planning Commission would then consider a recommendation to the City Council to certify the FEIR and adopt the Findings of Fact, Statement of Overriding Considerations, and MMRP.

Pursuant to Section 15378(c) of the California Environmental Quality Act (CEQA) Guidelines which defines "Project" in the context of the CEQA Guidelines, CEQA only applies to proposed projects where the project is being approved by the Lead Agency and project denials are not subject to CEQA. Therefore, should the Planning Commission recommend City Council denial of the project, staff would recommend that the Planning Commission take no action regarding certification of the FEIR as such action is not required by CEQA in the case of project denial.

Staff notes that the project applicant prepared draft conditions of approval for consideration by the Planning Commission and City Council. The applicant also furnished a draft resolution for consideration should the Commission vote to recommend the City Council approve the project. Because staff is not recommending approval of the project, no conditions of approval have been attached to Planning Commission Resolution No. 2019-P02 which recommends denial of the project. Staff received and vetted the

applicant's draft conditions of approval. While many of the conditions would be consistent with City recommended conditions and regulations, staff does not support the provision in condition No. 12 indicating that the Community Facilities District (CFD) would fund the operation and maintenance of agriculture and landscape facilities within the project. In accordance with the provisions of City Council Policy 300-2 (Formation of CFDs), staff finds the CFD should only fund proposed public facilities and public safety for the project.

The applicant also prepared draft resolutions, and ordinance, and conditions of approval for consideration by the City Council. A copy of the drafts are provided as Attachment 5.

PUBLIC NOTIFICATION

A notice of application was mailed to all property owners of record within a 1,500-foot radius of the subject property, tenants within a 100-foot radius of the subject property, and other interested parties on August 31, 2016. Two Notice of Application sign have been posted at the project site.

The applicant conducted extensive public outreach efforts throughout the application process and complied with all the applicable provisions of City Council Policy 300-14. Beginning in September of 2016, the applicant conducted several neighborhood meetings with stakeholders, including the South Morro Hills Association membership, Mellano & Company, surrounding property owners, and the Arrowood HOA board and members. The applicant also hosted four monthly community meetings at the Melba Bishop Community Center in February through May of 2018. Each meeting was open to the general public and introduced different components of the project at each meeting.

City staff has received several comment letters addressing the project and has also had meetings and telephone conversations with interested parties. Staff also received multiple emails in support of the project. The most prevalent concerns from the public relate to traffic congestion, conversion of agricultural land, emergency services response time, fire evacuation, land use compatibility, floodplain concerns, stormwater runoff, water availability, and greenhouse gas impacts. A copy of all written correspondence is provided as an attachment to the staff report or an appendix to the FEIR.

Legal notice was published in the newspaper and notices of the Planning Commission Public Hearing were sent to property owners of record within the South Morro Hills planning area, including a 1,500-foot radius of the subject property and tenants within a 100-foot radius of the subject property, individuals and/or organizations requesting notification, the applicant, and other interested parties. Email notification was also sent to all individuals on the project specific interested parties list.

Staff notes that the notice of public hearing mailed to property owners and tenants incorrectly contained language that the project is exempt from environmental review as a Class 19 "Minor Land Divisions," Categorical Exemption per Section 15315. As clarification, an Environmental Impact Report was prepared for the project and is documented in the hearing notice as the correct CEQA determination.

The Planning Division had received both letters of support and opposition to the project. Public correspondence received at the time of publication have been included in Attachment 2 for the Planning Commission's reference.

RECOMMENDATION

Staff recommends that the Planning Commission:

- 1) Recommend City Council denial of General Plan Amendment (GPA16-00002), Zone Amendment (ZA16-00005), Vesting Tentative Map (T16-00002) and Development Plan (D16-00012), by adopting Planning Commission Resolution No. 2019-P02.
- 2) Take no action on the certification of the Final Environmental Impact Report (FEIR) prepared for the North River Farms Planned Development project.

PREPARED BY:



Rob Dmohowski
Associate Planner

SUBMITTED BY:



Jeff Hunt
City Planner

JH/RD/fil

Attachments:

1. Planning Commission Resolution No. 2019-P02
2. Public Correspondence
3. Applicant's Planning Commission Resolution & Conditions of Approval
4. SMARA Statement of Reasons
5. Applicant's City Council Resolutions, Ordinance, and Conditions of Approval
6. Other Attachments (Application Page, Description and Justification, Legal Description)

Online Attachments:

1. Plans/Maps
(<https://www.ci.oceanside.ca.us/gov/dev/planning/project/nrfp.asp>)
2. North River Farms Planned Development (PD) Plan
(<https://www.ci.oceanside.ca.us/gov/dev/planning/project/nrfp.asp>)
3. Environmental Impact Report with Technical Appendices
(<https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/nrfpd.asp>)

1 PLANNING COMMISSION
2 RESOLUTION NO. 2019-P02

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
4 OCEANSIDE, CALIFORNIA RECOMMENDING CITY COUNCIL
5 DENIAL OF A GENERAL PLAN AMENDMENT, ZONE
6 AMENDMENT, VESTING TENTATIVE MAP, PLANNED
7 DEVELOPMENT PLAN, AND DEVELOPMENT PLAN FOR CERTAIN
8 REAL PROPERTY IN THE CITY OF OCEANSIDE

8 APPLICATION NO: GPA16-00002, ZA16-00005, T16-00002, D16-00012
9 APPLICANT: NRF Owner, LLC
10 LOCATION: North River Road, between Stallion Drive and Wilshire Road
(APN 157-100-8300 & 157-100-84-00).

11 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
12 RESOLVE AS FOLLOWS:

13 WHEREAS, there was filed with this Commission a verified petition on the forms prescribed
14 by the City requesting approval of a General Plan Amendment, Zone Amendment, Vesting Tentative
15 Map, and Development Plan under the provisions of Articles 1, 2, 10, 11, 14, 15, 17, 40, 43, and
16 45 of the Zoning Ordinance of the City of Oceanside to permit the following on certain real
17 property described in the project description:

18 the development of up to 656 dwelling units with a variety of housing types as well as
19 agricultural uses, and flexible commercial uses on the site. Approximately 31.6 acres would
20 be dedicated to agriculture throughout the project site. Another 16.0 acres of the site are
21 planned for park and open space features, including parks, buffers, trails, and farm plots.

22 WHEREAS, the Planning Commission, after giving the required notice, did on the 28th day
23 of January, 2019 conduct a duly advertised public hearing as prescribed by law to consider said
24 application;

25 WHEREAS, the Planning Commission received public testimony at the January 28, 2019
26 public hearing, and the Planning Commission considered this public testimony;

27 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
28 Guidelines thereto; an Environmental Impact Report (EIR) was prepared and circulated for this
29 project; and

30 WHEREAS, pursuant to Section 15378(c) of the California Environmental Quality Act
31 (CEQA) Guidelines which defines "Project" in the context of the CEQA Guidelines, CEQA only
32 applies to a project which is being approved by the Lead Agency; and pursuant to Section 15270 of

1 the CEQA Guidelines which states that CEQA does not apply to projects which a public agency
2 rejects or disapproves;

3 WHEREAS, the staff report and applicant submittal were presented to the Planning
4 Commission, and the Planning Commission reviewed and considered the information contained
5 in these documents prior to making a decision on the project;

6 WHEREAS, the documents or other material which constitute the record of proceedings
7 upon which the decision is based will be maintained by the City of Oceanside Planning Division,
8 300 North Coast Highway, Oceanside, California 92054;

9 WHEREAS, pursuant to Section 140 of Article 1 of the Zoning Ordinance of the City
10 of Oceanside, when a discretionary application is contingent upon approval of a General Plan
11 amendment and/or zoning amendment, the Planning Commission shall make a recommendation to
12 the City Council regarding the discretionary application and the General Plan amendment and zoning
13 amendment;

14 WHEREAS, pursuant to Section 65358 of the California Government Code, if it deems it to
15 be in the public interest, the legislative body may amend all or part of an adopted general plan;

16 WHEREAS, studies and investigations made by this Commission and on its behalf reveal the
17 following facts:

18 FINDINGS:

19 For the General Plan Amendment (GPA16-00002):

20 To recommend denial of the proposed change in existing General Plan Land Use designation from
21 Agricultural (A) to Agricultural (A), Open Space (OS), Single-Family Residential (SFD-R), Medium
22 Density Residential A (MDA-R), Medium Density Residential B (MDB-R), and Special Commercial
23 (SC):

- 24 1. The change in the General Plan Land Use Designation from Agricultural (A) would allow a
25 residential density range of 3.6 to 15 dwelling units per acre with a maximum of 656 dwelling
26 units as well as a variety of commercial, agricultural, and recreational uses. The proposed
27 project would be inconsistent with General Plan Land Use Policies 1.11(A), 1.11(B), 1.11(C),
28 and 1.12(B) as the proposed amendment would convert a predominately agricultural parcel to
29 various non-agricultural land use designations. The project site is located within the South
30 Morro Hills planning area, a distinct planning area identified in the Land Use Element of the
31 General Plan. The proposed changes are inconsistent with existing land use patterns in South
32 Morro Hills (SMH) and would negatively impact the aesthetics and character of the area.

1 Without a comprehensive analysis of the entire SMH area as part of specific plan or long
2 range planning effort, it is difficult to know if or how the proposed project would contribute
3 to balanced land uses. While this project contains a mix of uses, its conversion of agricultural
4 land to a suburban land use pattern represents a fundamental shift in community character at
5 a key gateway to the South Morro Hills Community. Approval of this project would likely
6 trigger other agricultural land owners to pursue similar developments which would, in turn,
7 have the potential to completely change growth patterns in the area. For this reason, it is
8 important to think about this project in the context of the entire South Morro Hills community
9 which speaks to the need to consider this type of development in the context of a larger vision
10 plan for the area. A South Morro Hills community vision plan has been initiated by area
11 stakeholders and this process should be completed before a project of this significance is
12 considered. The traffic impact analysis prepared for the project indicated the project would
13 have significant and unavoidable impacts to the City's circulation system at the Vandegrift
14 Boulevard and North River Road intersection, the North River Road and College Boulevard
15 intersection, and College Boulevard (North River Rd. to Adams St. segment). Furthermore,
16 the project site is constrained by geographical barriers with only two bridges providing the
17 primary ingress and egress to the area. With both the Melrose Drive Extension over the San
18 Luis Rey River and the College Bridge expansion currently unfunded, the project would cause
19 a near term burden on the existing circulation system. The project would introduce residential
20 land uses above and beyond the scale and intensity allowed in the Agricultural District. As a
21 result, the agricultural landscape would be converted to a suburban development inconsistent
22 with the visual appearance and rural character of South Morro Hills. The proper way to ensure
23 such negative impacts do not occur would be to first comprehensively study and plan the
24 entire the South Morro Hills community

- 25 2. The proposed project would be inconsistent with General Plan Land Use Policies 2.5(A),
26 2.5(B), 2.5(C), and 2.5(D) based on the fact that the proposed 176.6 acre project would
27 convert approximately 145 acres (or approximately 5% of the entire agricultural area) of
28 farmland to nonagricultural land uses while retaining approximately 31 acres for agricultural
29 purposes. While the project would retain some agricultural uses, the property would no longer
30 be characterized by its primary function to farm, graze, or conduct animal husbandry. The
31 current zoning allows one home per two and one-half acres or approximately 71 housing units.
32 As proposed, the project would essentially urbanize the project site by allowing residential

1 land use designations with a proposed unit count of up to 656 dwelling units at an overall
2 density of four units per acre. The parcel represents the single largest agriculturally zoned
3 parcel in the South Morro Hills agricultural area and is still suitable for agricultural production
4 and contains a combination of Prime Farmland, Farmland of Statewide Importance, and
5 Unique Farmland. Removal of this parcel from the agricultural area could have a significant
6 impact on the overall agricultural productivity of South Morro Hills, including future
7 agritourism efforts by creating land use incompatibilities. Removal of the site from
8 agriculture could preclude future options and limit the effectiveness to of the recently adopted
9 Agritourism Strategic Plan. The proposal is premature because the City is just beginning to
10 implement the first phase of the Agritourism Plan and has yet to complete adoption of the
11 Plan's second phase. The project would be premature in light of pending efforts aimed at
12 boosting agritourism in the area and an on-going grass roots effort to develop a long-term
13 Vision Plan for the South Morro Hills community. A project of this scale and significance
14 would best be considered as part of a comprehensive land use study of the area. The
15 consideration of public benefits beyond those that would be expected through CEQA
16 mitigation or standard conditions of approval, should not be viewed in isolation, but rather the
17 project should be viewed comprehensively against existing and pending land use policies.
18 The establishment of residential uses in proximity to agricultural land may limit future use or
19 productivity of those parcels for agricultural purposes given the proximity to residential areas.
20 Conflicts may occur related to noise from the operation of equipment/machinery, odors, dust,
21 and similar effects related to the operation of a permitted agricultural business use being
22 conducted consistent with all applicable Federal, State and local laws and ordinances.

- 23 3. The proposed project would be inconsistent with Housing Element Policies 1.6 and 2.1 as the
24 proposed project would result in the loss of prime farmland land and would discourage
25 preservation of agricultural land and potentially lead to growth inducing effects and urban
26 sprawl rather than encourage higher density within infill smart growth areas located along
27 transit corridors. The project would not be located in a Smart Growth area as designated by
28 the Regional Smart Growth Concept Map or in proximity to significant concentrations of
29 employment opportunities. Furthermore, the project site is not identified in the City's adopted
30 2013-2020 Housing Element's Land Inventory as a site needed to satisfy the City's housing
31 demand identified in the RHNA. The Housing Element doesn't rely on South Morro Hills to
32 satisfy the City's housing demand.

1 4. The proposed project would be inconsistent with Community Facilities Element Policies
2 0.6(a), 0.6(c), 0.6(f), 0.6(h), 0.6(i), and 0.6(j) as the project would introduce residential and
3 commercial land uses in an area primarily designated for agricultural purposes. The
4 development would change the agricultural character of the community and would generate
5 traffic demands that would exceed the capacity of streets in vicinity of the project as well as
6 place additional strain on Highway 76. The project would add traffic to Highway 76's current
7 congestion and the added traffic could constrain future growth within the community
8 including uses that are consistent with the City's current General Plan.

9 5. The Environmental Impact Report for the project identified that the project would result in
10 significant and unavoidable impacts to population and housing and transportation and traffic
11 with the potential for growth inducing effects which may result in subsequent adverse
12 environmental effects and significant direct and cumulative traffic impacts to North River
13 Road, College Boulevard, and Vandergrift Boulevard. The benefits of the project would not
14 outweigh the unavoidable adverse environmental effects.

15 For the Zone Amendment (ZA16-00005):

16 To recommend denial of the proposed zone amendment of the project site to Planned Development
17 (PD) subject to the land use and development standards of the North River Farms Planned
18 Development Plan:

19 1. The proposed PD Plan would be inconsistent with the General Plan Land Use Element,
20 Housing Element, and Community Facilities Element as noted under the Findings for the
21 General Plan Amendment, above. The proposed PD Plan would allow a residential density
22 range of 3.6 to 15 dwelling units per acre with a maximum of 656 dwelling units as well as a
23 variety of commercial uses and would convert a predominately agricultural parcel to various
24 non-agricultural land use designations. The proposed PD Plan is inconsistent with the
25 purposes of the City Zoning Ordinance because the land use and development standards
26 provided in the Development Plan would detract from the visual quality of the agricultural
27 area, be incompatible with the surrounding agricultural operations and would permit higher
28 density housing that is incompatible with low-intensity agriculture..

29 Vesting Tentative Map (T16-00002):

30 To recommend denial of the vesting tentative map:

31 1. The proposed Vesting Tentative Map would be inconsistent with the General Plan Land Use
32 Element, Housing Element, and Community Facilities Element as noted under the Findings

1 for the General Plan Amendment, above. The proposed PD Plan would allow a residential
2 density range of 3.6 to 15 dwelling units per acre with a maximum of 656 dwelling units as
3 well as a variety of commercial uses. The proposed PD Plan is inconsistent with the City
4 Zoning Ordinance because the proposed lot sizes and residential development would be
5 incompatible with the minimum two and one-half acre parcels in the Agricultural zone district
6 and have the potential to interfere with agriculture operations; and do not provide areas of
7 sufficient size to conduct limited, low-intensity agricultural activities.

- 8 2. The proposed Vesting Tentative Map would not be supported by adequate public facilities
9 because the density resulting from the subdivision will cause substantial impacts to traffic and
10 circulation including significant direct and cumulative traffic impacts to North River Road,
11 College Boulevard, and Vandergrift Boulevard.

12 For the Development Plan (D16-00012):

13 To recommend denial of the development plan:

- 14 1. *That the site plan and physical design of the project as proposed is inconsistent with the*
15 *purposes of the Zoning Ordinance.*

16 The site plan and physical design of the project would be inconsistent with the purposes of
17 the Zoning Ordinance. The siting of the proposed housing would cause potential adverse
18 impacts on adjacent properties by introducing residential densities between 3.6 to 15 dwelling
19 units per acre with up to 656 dwelling units. The project would introduce urban development
20 and infrastructure improvements inconsistent with the permissible land uses and character of
21 a predominately agricultural area. The development would allow non-agricultural uses that
22 are not incidental to agricultural operations and would permit higher density residential lots
23 that would not be compatible with low-intensity agriculture.

- 24 2. *That the Development Plan as proposed would not conform to the General Plan of the City.*

25 The proposed PD Plan would be inconsistent with the General Plan Land Use Element,
26 Housing Element, and Community Facilities Element as noted under the Findings for the
27 General Plan Amendment, above. The proposed PD Plan would allow a residential density
28 range of 3.6 to 15 dwelling units per acre with a maximum of 656 dwelling units as well a
29 variety of commercial uses and would convert a predominately agricultural parcel to various
30 non-agricultural land use designations. The land use and development standards provided in
31 the Development Plan would detract from the visual quality of the agricultural area, and be
32 incompatible with the surrounding agricultural area.

1 3. *That the area covered by the Development Plan cannot be adequately, reasonably, and*
2 *conveniently served by existing and planned public services, utilities, and public facilities.*

3 The area covered by the Development Plan cannot be adequately, reasonably, and
4 conveniently served by existing public facilities because the projected traffic patterns
5 created by implementation of the project would have significant and unavoidable impacts
6 to the City's circulation system at the Vandegrift Boulevard and North River Road
7 intersection, the North River Road and College Boulevard intersection, and College
8 Boulevard (North River Rd. to Adams St. segment). The projected 7,921 Average Daily
9 Trips for the project would exacerbate existing traffic conditions in the area and have a
10 negative impact to surrounding neighborhoods. Furthermore, the project site is constrained
11 by geographical barriers with only two bridges providing the primary ingress and egress to
12 the area. With both the Melrose Drive Extension over the San Luis Rey River and the
13 College Bridge expansion currently unfunded, the project would cause a near term burden
14 on existing the existing circulation system.

15 4. *The project as proposed is not compatible with existing and potential development on*
16 *adjoining properties or in the surrounding neighborhood.*

17 The proposed project is located within the South Morro Hills neighborhood planning area
18 which is designated for agricultural purposes. The project would not be consistent with
19 existing agricultural land uses, parcel sizes, and development on adjoining properties or in the
20 surrounding area. The development would allow non-agricultural uses that are not incidental
21 to agriculture, and would allow higher density residential development that is not compatible
22 with low-intensity agriculture.

23 5. *That the project site plan and physical design of the project is inconsistent with the policies*
24 *contained within Section 1.24 and 1.25 of the Land Use Element of the General Plan, the*
25 *Development Guidelines for Hillsides, and Section 3039 of this ordinance.*

26 The proposed project site plan and physical design of the project would not be consistent with
27 Section 1.24 of the Land Use Element of the General Plan because the project would not
28 provide clustering of residential units to preserve natural topographic features.

29 //////////////

30 //////////////

31 //////////////

32 //////////////

1 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
2 recommend City Council denial of the proposed General Plan Amendment (GPA16-00002) , Zone
3 Amendment (ZA16-00005), Vesting Tentative Map (T16-00002) and Development Plan (D16-
4 00012).

5 PASSED AND ADOPTED Resolution No. 2019-P02 on January 28, 2019 by the
6 following vote, to wit:

7 AYES:

8 NAYS:

9 ABSENT:

10 ABSTAIN:

11
12
13 Kyle Krahel, Chairperson
Oceanside Planning Commission

14 ATTEST:

15
16
17 Jeff Hunt, Secretary

18 I, JEFF HUNT, Secretary of the Oceanside Planning Commission, hereby certify that this is a true
19 and correct copy of Resolution No. 2019-P02.

20 Dated: January 28, 2019

ATTACHMENT 2 (A)
PUBLIC CORRESPONDENCE
AGENCY COMMENTS

Robert Dmohowski

Subject: FW: North River Farms Planned Development - Final Environmental Impact Report-
Marine Corps Base Camp Pendleton Comment

From: Jammal CIV Osamah A <osamah.jammal@usmc.mil>
Sent: Wednesday, January 09, 2019 12:08 PM
To: Robert Dmohowski <RDmohowski@ci.oceanside.ca.us>
Cc: Caughlan CIV Thomas A <tom.caughlan@usmc.mil>
Subject: North River Farms Planned Development - Final Environmental Impact Report-Marine Corps Base Camp Pendleton Comment

Good morning Mr. Dmohowski,

Please accept this email as an official submission from MCB Camp Pendleton regarding subject EIR/development.

For over 75 years, Camp Pendleton has and continues to enjoy the partnership and support from Oceanside residence and leadership. We work closely with the City and adjacent communities to mitigate any impacts we can that do not impair our ability to maintain the training readiness of our Marines. Camp Pendleton is neutral as to the needs for additional housing development in the City of Oceanside, however as with any development close to the base we are concerned of developments that may result in added traffic and noise complaints. We recognize that overtime complaints tend to negatively impact on relations so we are sensitive to population growth and its potential encroachment on Camp Pendleton's mission.

North River Road is one of the roads used by base military and civilian personnel who live inland or in Riverside County to commute to work; while

76 has seen significant improvements, traffic remains an issue on both River Road and College Blvd. When commuters use alternate routes, through neighborhoods, to avoid traffic congestion we receive complaints from local communities.

While California Civil Code 1102 requires the use of disclosure informing buyers of properties near military installations of potential noise generation, very few ever remember signing the disclosure or accept that noise generation is part of base operations.

In closing Camp Pendleton appreciates the opportunity to comment on the EIR.

If the project is approved, we trust the City of Oceanside will ensure mitigation measures are taken to lessen the impacts of the development on existing traffic issues. We also ask that the City ensures the developer complies with CA Civil Code 1102 so that the potential buyers are aware they will be living next to a noise producing military base.

Please let me know if you need additional information or have any questions.

R/S,
Sam Jammal
Deputy, Community Plans and Liaison (CPLO), Camp Pendleton
G-7
Box 555010

ATTACHMENT 2 (B)
PUBLIC CORRESPONDENCE
LETTERS OF CONCERN
LETTERS OF OPPOSITION

23 January, 2019

Dear Mr Dmohowski-

I have reviewed the response to my 11 January 2018 letter regarding flood risks in the Final EIR.

In that letter, I called attention to the fact that parts of the "Village Core", parts of the "Medium Density Housing" and part of the "Single Family Residential" areas of the proposed project are all within the mapped "Floodway Area" that is clearly annotated "Must be kept clear of encroachment... (to Prevent) substantial increases in flood heights".

The response to my letter directed me to Appendix L2, which I have studied carefully. Thank you for the helpful response.

The Floodway Area Boundary is administered by the Federal Emergency Management Agency (FEMA). Any changes to the Floodway Boundary require approval by FEMA through the Letter of Map Revision Request process. Hydrology changes are a serious issue; project development work such as earthmoving (grading) which changes the Floodway geometry could cause a serious public safety risk due to flooding.

Appendix L2 of the FEIR addresses this issue. It describes the Hydrology and Hydraulic Modeling work which was done to support a Letter of Map Revision Request to FIMA for the NRF proposed project. Appendix L2 "Section 6.0 Conclusion" includes the statement "The Effective Floodway was not revised, as shown in the HEC-RAS output table included in Attachments 4 and 5" (Appendix L2 p. 7).

However, changes to and evaluation of the Floodway Boundary appears to have occurred in a two-step process:

- 1) First, the mapped Floodway Boundary was changed, to move it OUTSIDE the project development area. This was done through a Letter of Map Revision Request to FIMA, with an effective date April 13, 2017 (Appendix L2 p. 23-27).
- 2) Second, and only AFTER the Floodway Boundary has been moved outside the project development area- a study was prepared with a conclusion that the project development does not encroach into the Floodway Area. This study does not consider the changes made in step 1.

The impactful step is the first one: moving the mapped location of the Floodway Boundary. As far as I can tell, support documentation related to this Floodway Boundary Revision is almost completely missing from the EIR documents. Once the Floodway Boundary has been moved outside the project development area, everything which follows is predetermined, and is presented as being benign. Step 2 includes the conclusion that "The Effective Floodway was not revised...". This is illusionary, because it excludes the critical Floodway Boundary change made immediately before the study was done.

Changes to the Floodway Boundary should have been prominently disclosed in the EIR process, so the City of Oceanside Planning Department and other reviewers could properly assess the public safety components of the project. As far as I can tell, this was not done.

I am hereby requesting documentation to support the Letter of Map Revision Effective April 13, 2017, described in Appendix L2 p. 23-27. This Map Revision includes the Floodway Boundary location change made PRIOR to the evaluation of mass grading of 130 residential lots.

It could well be the Map Revisions in the project area made effective on April 13, 2017 are well founded and defensible. But because this is a serious public safety issue, I would like to be able confirm this has been done properly and comprehensively. I expect the City of Oceanside Planning Department would want to see this as well.

I believe that before the project can be approved, it is imperative that all changes to the Floodway Boundary be fully documented so the project can be satisfactorily evaluated.

The evaluation is based on pages of Appendix L2 as described below. If I have misunderstood any of this, please let me know.

Thank you and Best Regards,

Phil Johnston

Supporting References:

The following link is to the FIMA FIRM map posted on the City of Oceanside Web pages (apparently this map is now obsolete, having been modified in the NRF proposed project area with an effective date April 13, 2017).

<https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?blobid=26455>

Appendix L2 p. 23-27 show that a FIRM map revision was prepared and submitted to FIMA, was approved effective April 13 2017, and that this revision was specifically fit to the NRF project area.

Appendix L2 p. 35-36 are modified FIRM maps which show the position of the Floodway Boundary in the NRF proposed project area has been shifted to the south from the FIRM maps posted on the City of Oceanside web pages.

Appendix L2 p. 9-17 are the SECOND Letter of Map Revision Request, submitted to FIMA April 30, 2018 by Integral Communities. This request is supported by a report prepared by Tory R.

Walker Engineering dated February 2018. The report uses the recently moved Floodway Boundary (effective April 13, 2017) as a baseline, consequently the impact of the Floodway Boundary change are NOT EVALUATED.

Appendix L2 p. 2-7 The Tory R. Walker Engineering Conditional Letter of Map Revision Request. The Conclusion in this report states "The Effective Floodway was not revised...". This statement is only valid because it uses as its baseline the Floodway Boundary which had been modified effective 13 April 2018.

Robert Dmohowski

From: Diane Hanson <ddshanson2@gmail.com>
Sent: Thursday, January 17, 2019 8:31 AM
To: Robert Dmohowski
Subject: North River Farms

Follow Up Flag: Follow up
Flag Status: Flagged

I am totally against this crazy project. Changing the zoning in the Master Plan is unacceptable. If the City Council is looking for money this is not the place to find it. It will cost the citizens of Oceanside more than it will give a bunch of new residents.

1. These homes are in the San Luis Rey Flood Zone. The first floor must be built 7 feet above ground.
2. The density will effect adversely the traffic, the fire and paramedics, the police, the schools. SO VERY BAD!!!

The City Council must think this through for ALL the citizens of Oceanside and not just this project which set a very bad precedence.

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, November 21, 2018 4:42 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: North River Farms, So. Morro Hills, Wildland Urban interface, Planning for our current climate

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Arleen Hammerschmidt <leenrhammer@gmail.com>
Date: November 21, 2018 at 11:40:51 AM PST
To: Oside ALL council <council@ci.oceanside.ca.us>, "Jonathan E. Borrego - Devel. Serv. Director" <jborrego@ci.oceanside.ca.us>, "Beck, Zack" <zbeck@ci.oceanside.ca.us>, PlanningCommission@ci.oceanside.ca.us
Cc: Joe Hill <oceansidejoejr@gmail.com>, donna geierman <dgeierman1959@yahoo.com>, Dana Corso <danacorso@sbcglobal.net>, Janet Lacy <janet.lacy@glkhwlaw.com>, Arleen Hammerschmidt <leenrhammer@gmail.com>
Subject: North River Farms, So. Morro Hills, Wildland Urban interface, Planning for our current climate

City Clerk, Zack Beck - PLEASE INCLUDE IN THE PUBLIC RECORD

Council & All -

When the wind blows faster than evacuation driving speeds, people die in their cars; Staggered Evacuation Plans F A I L.

Continuing to allow homes in the Wildland Urban Interface, and counting on staggered evacuation is bordering on **Criminal Negligence**.

And, Oceanside's lead Fire Emergency person recently testified to Council that (the same Paradise-type) Staggered Evacuation Plan is in place for So. Morro Hills via North River Rd., and he believes adding more residents, cars, is safe and that residents can be safely evacuated.

I DISAGREE !

- Cal Fire is now urging people to evacuate when they feel in danger - NOT wait for an evacuation order.
- We can't keep using our development paradigm based on the last century because
- The climate has changed; fires are more intense

- We must update our planning paradigm to match new conditions.
- "We're in a different environmental climate now. We can't keep thinking the way we used to think. " (Rick Halsey, Chaparral Institute, Allison St. John reporting, KPBS, min. 9.27 - 14.45, <https://www.kpbs.org/news/evening-edition/>)

Recommendation: City Code/requirement that residential projects can ONLY be approved AFTER physical infrastructure to guarantee resident's safety and long term sustainability is actually in place.

With great concern,
Arleen Hammerschmidt
Rural-ish Fire Mt.

Robert Dmohowski

From: Elaine <ecefola7@att.net>
Sent: Tuesday, January 15, 2019 5:09 PM
To: Robert Dmohowski
Subject: 1.15 re: North River Farms Planned Development

Follow Up Flag: Follow up
Flag Status: Flagged

Read how developments cause fires. From The Associated Press News.

<https://apnews.com/ad343bbb451543e4bc6ab1ca7ea371c7>

On Tuesday, 15 January 2019, 3:14:43 PM GMT-8, Robert Dmohowski wrote:

NOTICE OF PLANNING COMMISSION PUBLIC HEARING, CITY OF OCEANSIDE

On Monday, January 28, 2019 at 6:00 p.m. at City Council Chambers, 300 North Coast Hwy., the Planning Commission will conduct a Public Hearing on the following application:

Consideration of a GENERAL PLAN AMENDMENT (GPA16-00002), ZONE AMENDMENT (ZA16-00005), VESTING TENTATIVE MAP (T16-00002), and DEVELOPMENT PLAN (D16-00012) to allow for the development of a planned residential, mixed-use, project on 176.6 acres of land in the northeastern portion of the City. The project site is bisected by North River Road and located between Stallion Drive and Wilshire Road in South Morro Hills. The proposed project would allow for the development of up to 656 dwelling units with a variety of housing types as well as agricultural uses, a boutique hotel, an education center, and flexible commercial uses on the site. Approximately 31.6 acres would be dedicated to agriculture throughout the project site. Another 16.0 acres of the site are planned for park and open space features, including parks, buffers, trails, and farm plots.

The project site currently has a General Plan land use and zoning designation of Agricultural (A). A General Plan Amendment is proposed that would re-designate the site to the following: Agricultural (A), Open Space (OS), Single-Family Residential (SFD-R), Medium Density Residential A (MDA-R), Medium Density Residential B (MDB-R), and Special Commercial (SC). The project also proposes a General Plan Amendment to reclassify N. River Road from Stallion Drive to Sleeping Indian Road as a Four-Lane Secondary Collector. A Zone Amendment is proposed that would designate the entire property as Planned Development – (PD-26), with the proposed PD Plan serving as the regulating document. A Zone Amendment is also proposed to amend the Zoning District/ Land Use Designation Consistency Matrix (Appendix – A) in Article 2 of the Zoning Ordinance to include the PD District as being consistent with both the Agricultural (A) and Single Family Detached (SFD) land use designations of the General Plan. – **NORTH RIVER FARMS PLANNED DEVELOPMENT PLAN -- The NRF Project Owner, LLC**

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for this project. A Draft EIR was made available for public review between July 27, 2018 and September 17, 2018. The Final EIR, including a mitigation monitoring and reporting program, findings of fact,

and responses to public comment, are available on the City's website at: <https://www.ci.oceanside.ca.us/gov/dev/planning/ceqa/default.asp>

You are being notified of this hearing because you are listed as either an owner of real property within 1,500 feet or an occupant residing within 100 feet of the exterior boundary of the site. This notice invites you to attend and provide testimony at the forthcoming public hearing. You may also submit written comments on the application prior to the public hearing; these comments will be provided to the Planning Commission and entered into the public record.

You may review the application file, including any CEQA-related documents, at the Planning Division, 300 North Coast Hwy., between 7:30 a.m. and 5:00 p.m. (Monday – Thursday), and 7:30 a.m. and 4:00 p.m. (Friday). The meeting agenda and staff report are available on the City's Website at <http://www.ci.oceanside.ca.us/services/comms/pc.asp>. For more information, please contact Project Planner Robert Dmohowski, Associate Planner at (760) 435-3563 or via email at rdmohowski@ci.oceanside.ca.us.

Should you wish to challenge this project at some future time, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Robert Dmohowski

From: Elaine <ecefola7@att.net>
Sent: Tuesday, January 15, 2019 5:13 PM
To: Robert Dmohowski
Subject: 1.15 re No. River Farms or ANY developments for Oceanside

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,
From The Mercury News.com , Dec. 18 2018

Cal Fire chief: State must consider ban on homes in fire-prone areas

Top firefighter, leaving the job this week after 30 years, says we need to think differently

•
•
•



Haven Daley/Associated Press

In this photo taken Monday, Dec. 10, 2018, California Department of Forestry and Fire Protection Director Ken Pimlott works at his desk in his office in Sacramento, Calif. Pimlott

told The Associated Press he prepares to retire on Friday, Dec. 14, 2018, after a 30-year career.

By [The Associated Press](#) |

PUBLISHED: December 11, 2018 at 6:13 pm | UPDATED: December 12, 2018 at 4:40 am

By DON THOMPSON | Associated Press

SACRAMENTO — California’s increasingly deadly and destructive wildfires have become so unpredictable that government officials should consider banning home construction in vulnerable areas, the state’s top firefighter says.

ADVERTISING

Department of Forestry and Fire Protection Director Ken Pimlott will leave his job Friday after 30 years with the agency. In an interview with The Associated Press, he said government and citizens must act differently to protect lives and property from fires that now routinely threaten large populations.

That may mean rethinking subdivisions in thickly forested mountainous areas or homes along Southern California canyons lined with tinder-dry chaparral.

Yet Los Angeles County supervisors stung by California’s housing shortage approved a massive rural housing development Tuesday despite the fire danger.

Developers said the 19,000-home community in rugged mountains 65 miles north of downtown Los Angeles would be built to minimize fire hazards with anti-ember construction and buffers around homes. It would include four new fire stations and roads wide enough to help people evacuate from an area the state has designated as a “high” and “very high” fire hazard zone.

ADVERTISING

[inRead invented by Teads](#)

Faced with such dangers, California residents should train themselves to respond more quickly to warnings and make preparations to shelter in place if they can’t outrun the flames, Pimlott said.

Communities in fire zones need to harden key buildings with fireproof construction similar to the way cities prepare for earthquakes, hurricanes or tornadoes, and should prepare commercial or public buildings to withstand fires with the expectation hundreds may shelter there as they did in makeshift fashion when flames last month largely destroyed the Sierra Nevada foothills city of Paradise in Northern California.

California already has the nation’s most robust building requirement programs for new homes in fire-prone areas, but recent fire seasons underscore more is needed. Officials must consider prohibiting construction in particularly vulnerable areas, said Pimlott, who has led the agency through the last eight years under termed-out Gov. Jerry Brown.

He said it’s uncertain if those decisions should be made by local land managers or at the state level as legislative leaders have suggested. But Pimlott said “we owe it” to

homeowners, firefighters and communities “so that they don’t have to keep going through what we’re going through.”

“We’ve got to continue to raise the bar on what we’re doing and local land-use planning decisions have to be part of that discussion,” he said.

California’s population has doubled since 1970 to nearly 40 million, pushing urban sprawl into mountain subdivisions, areas home to fast-burning grasslands and along scenic canyons and ridgetops that are susceptible to fires. After a crippling drought, the last two years have seen the worst fires in state history. November’s fire in the northern California town of Paradise was the deadliest U.S. wildfire in a century, killing at least 85 people and destroying nearly 14,000 homes.

A year earlier, a fire that ripped through the San Francisco Bay Area city of Santa Rosa killed 22 people and destroyed more than 5,000 homes and other structures.

Every year since at least 2013, firefighters did not anticipate California’s wildfires could get worse, Pimlott said. But each year the fires have increased in intensity — driven by dry fuels, an estimated 129 million drought- and bark beetle-killed trees, and climate change.

In response, the state is doing more planned burning to eliminate brush and dead trees that serve as fuels for wildfires. The state will also add seven large firefighting aircraft, replace a dozen aging helicopters, provide firefighter counseling and ensure that firefighters have enough time off for medical checkups to help them manage the mental and physical stress from a fire season that now never ends.

He said California leads the nation in clearing away dead trees and thinning forested areas that are crowded with trees that can fuel fires, contrary to criticism by President Donald Trump who has blamed forest mismanagement for the fires.

“No other state, or even the federal government, are putting the amount of investment into this space as California,” Pimlott said.

The department’s philosophy for many years has been to stamp out fires quickly to protect people and property. Prescribed burns were previously used sparingly out of concern they could get out of control, but he said the department is making “a sea change” by recognizing that starting fires under optimum conditions is a good way to reduce dangerous fuels.

Recent fires that have burned into cities have made clear that those protections need to be centered around vulnerable communities, he said. Paradise, for example, was built on a ridge atop steep canyons that helped channel the wind-driven fire, while wildfires have repeatedly blown into Northern and Southern California subdivisions from neighboring wildlands thick with tinder-dry fuel.

Pimlott rose through the ranks from seasonal firefighter to deputy director of fire protection before his appointment as chief of the agency. In that role he doubles as the state’s chief forester and oversees a department that includes nearly 8,000 firefighters, forest managers and support staff.

He said he has seen fire conditions worsen each passing year during his three decades with the agency, taking its toll on residents and firefighters alike.

Related Articles

- [This might happen after a PG&E bankruptcy](#)
- [Destruction of Paradise fire spurs rush to build fuel breaks](#)
- [PG&E bankruptcy could trigger higher monthly bills](#)
- [PG&E to file for bankruptcy due to wildfire lawsuits; shares tank](#)
- [PG&E CEO quits amid utility's mounting wildfire woes](#)

"Folks can say what they want to say, but firefighters are living climate change. It's staring them in the face every day," he said.

To adapt, he advocates wildfire warning systems that not only use new technology like automated phone calling systems, but maybe restoring civil defense-style emergency sirens in some areas. City planners must prepare communities "unlike we ever have before" with easy evacuation routes and new evacuation centers.

And he said Californians must treat "red flag" extreme fire danger warnings the way Midwesterners treat tornado warnings — as imminent threats.

"The reality of it is, California has a fire-prone climate and it will continue to burn," he said. "Fire is a way of life in California and we have to learn how to live with it, we have to learn how to have more resilient communities."

-
- [Report an error](#)
 - [Policies and Standards](#)
 - [Contact Us](#)



Start your weekday with all the news you need, from the Bay Area and beyond.

Get the Morning Report newsletter

[]

By signing up, you agree to our [privacy policy and terms of service](#).

Robert Dmohowski

From: Elaine <ecefola7@att.net>
Sent: Tuesday, January 15, 2019 5:16 PM
To: Robert Dmohowski
Subject: 1.15 News re Fire risk

Follow Up Flag: Follow up
Flag Status: Flagged

Valley Center in worst fire zone

[news desk](#) | on January 02, 2019

[Facebook](#)[Twitter](#)

[Share](#)

In a story published December 18 in *The Los Angeles Times*, the headline read, “A million California buildings face wildfire risk. ‘Extraordinary steps’ are needed to protect them.”

The article noted “A *Times* analysis of wildfire hazard across California found that hundreds of communities from Redding to San Diego are at high risk of deadly wildfires like those in Paradise and Malibu last month.” It added, “More than 1.1 million structures, or roughly 1 in 10 buildings in California, lie within the highest-risk fire zones in maps drawn by the Department of Forestry and Fire Protection (Cal Fire,) the analysis showed.”

The Roadrunner asked Valley Center Fire Chief Joe Napier if Valley Center is in this zone. “Most of Valley Center is the Highest Severity of Wildfire Threat in the State,” said the chief, noting that among the most threatened areas is the Lilac Road and Old Castle Road corridor that contains scrub and brush that hasn’t burned in many decades, in some cases as much as a hundred years.

As many as 1.1 million residents of California live in the “very severe hazard zone” identified by Cal Fire. Los Angeles has about 114,000 structures in this zone, but San Diego County comes in second with more than 88,000 structures.

State scientists created this risk map more than a decade ago, using a model that employs terrain, vegetation and where past fires have occurred.

As the *L.A. Times* story observed “Although they identify areas where stricter building standards and brush clearance are required, the maps do not directly trigger land-use restrictions or funds to make communities less vulnerable. They do give notice to local agencies, insurance companies and residents, and they support requests for fire planning and mitigation grants.”

Localized map of the High Hazard Severity Zones for Valley Center Fire Protection District. Yellow is Moderate Risk. Orange is High Risk. Red is Very High Risk.

More From Valley News [Go To The Valley News Section](#)

[Prescribed Cole Grade Road ag burn will resume this week](#)[Planning group encourages your participation in Community Plan Update](#)

Robert Dmohowski

From: Elizabeth Orton <LIZAROLLO@yahoo.com>
Sent: Tuesday, January 15, 2019 4:50 PM
To: Robert Dmohowski
Subject: Re: North River Farms Planned Development - Notice of Planning Commission Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

I do not approve of this project at all. The developer is corrupt and now in the pockets of our politicians. He put a wonderful school out of business and the development he built in Mission is hideous.

Sent from my iPhone

On Jan 15, 2019, at 3:11 PM, Robert Dmohowski <RDmohowski@ci.oceanside.ca.us> wrote:

NOTICE OF PLANNING COMMISSION PUBLIC HEARING, CITY OF OCEANSIDE

On Monday, January 28, 2019 at 6:00 p.m. at City Council Chambers, 300 North Coast Hwy., the Planning Commission will conduct a Public Hearing on the following application:

Consideration of a GENERAL PLAN AMENDMENT (GPA16-00002), ZONE AMENDMENT (ZA16-00005), VESTING TENTATIVE MAP (T16-00002), and DEVELOPMENT PLAN (D16-00012) to allow for the development of a planned residential, mixed-use, project on 176.6 acres of land in the northeastern portion of the City. The project site is bisected by North River Road and located between Stallion Drive and Wilshire Road in South Morro Hills. The proposed project would allow for the development of up to 656 dwelling units with a variety of housing types as well as agricultural uses, a boutique hotel, an education center, and flexible commercial uses on the site. Approximately 31.6 acres would be dedicated to agriculture throughout the project site. Another 16.0 acres of the site are planned for park and open space features, including parks, buffers, trails, and farm plots.

The project site currently has a General Plan land use and zoning designation of Agricultural (A). A General Plan Amendment is proposed that would redesignate the site to the following: Agricultural (A), Open Space (OS), Single-Family Residential (SFD-R), Medium Density Residential A (MDA-R), Medium Density Residential B (MDB-R), and Special Commercial (SC). The project also proposes a General Plan Amendment to reclassify N. River Road from Stallion Drive to Sleeping Indian Road as a Four-Lane Secondary Collector. A Zone Amendment is proposed that would designate the entire property as Planned Development - (PD-26), with the proposed PD Plan serving as the regulating document. A Zone Amendment is also proposed to amend the Zoning District/ Land Use Designation Consistency Matrix (Appendix - A) in Article 2 of the Zoning Ordinance to include the PD District as being consistent with both the Agricultural (A) and Single Family Detached (SFD) land use designations of the General Plan. - **NORTH RIVER FARMS PLANNED DEVELOPMENT PLAN -- The NRF Project Owner, LLC**

In accordance with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) has been prepared for this project. A Draft EIR was made available for public review between July 27, 2018 and September 17, 2018. The Final EIR, including a mitigation monitoring and reporting program, findings of fact, and responses to public comment, are available on the City's website at:

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

You are being notified of this hearing because you are listed as either an owner of real property within 1,500 feet or an occupant residing within 100 feet of the exterior boundary of the site. This notice invites you to attend and provide

testimony at the forthcoming public hearing. You may also submit written comments on the application prior to the public hearing; these comments will be provided to the Planning Commission and entered into the public record. You may review the application file, including any CEQA-related documents, at the Planning Division, 300 North Coast Hwy., between 7:30 a.m. and 5:00 p.m. (Monday - Thursday), and 7:30 a.m. and 4:00 p.m. (Friday). The meeting agenda and staff report are available on the City's Website at <http://www.ci.oceanside.ca.us/services/comms/pc.asp>. For more information, please contact Project Planner Robert Dmohowski, Associate Planner at (760) 435-3563 or via email at rdmohowski@ci.oceanside.ca.us. Should you wish to challenge this project at some future time, you may be limited to raising only those issues you or someone else raised at the public hearing, or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Robert Dmohowski

From: Erin Morin <erinmorin1@gmail.com>
Sent: Thursday, January 17, 2019 3:01 AM
To: Jeff Hunt; rgreenbauer@ci.oceanside.ca.us; Robert Dmohowski
Subject: Article

Follow Up Flag: Follow up
Flag Status: Flagged

Good Morning

I came by this article I feel that the North River Farms Project needs to be put on hold due to that we are in the process of our General Plan and our Climate Action Plan Is still in the works

<https://www.valleycenter.com/articles/opponents-of-newland-sierra-lilac-hills-ranch-ecstatic-over-court-decision/?fbclid=IwAR3bGpB5ObwljjP7s-Hg7y9lB0pWSWX4GY>

--

Erin Gilligan Morin

Valley ROADRUNNER

Hometown Newspaper of Valley Center, Pauma Valley, Pala, Palomar Mountain & North Escondido

Opponents of Newland Sierra, Lilac Hills Ranch, ecstatic over court decision

David Ross on January 01, 2019

By DAVID ROSS

A court decision that could alter the landscape for developers in San Diego County—by not allowing them to alter the landscape as much as they would like—has been released like a thunderclap, shattering County policy for approving residential developments.

It holds, among many other things, that the County’s director of planning services may not violate the General Plan and approve emission reduction plans at his whim.

Opponents of the Newland Sierra, Warner Ranch and Lilac Hills Ranch projects are encouraged by a court decision they hope could force the County to ramp back approvals of several large developments due to the inadequacy of its Climate Action Plan, which among several other things the court found inadequate, relies on developers—and the County—claiming they have reduced emissions of green house gases, “in exchange for the purchase of carbon offset credits applicable to another location in California, the United States, or the world” in the words of the judge.

On Wednesday, December 26 Superior Court Judge Timothy Taylor issued a final ruling on requests for an injunction in the case of *Sierra Club v. County of San Diego*, finding that the county’s Climate Action Plan (CAP) was invalid. Taylor ordered the County to

stop using Mitigation Measure M-GHG-1, which requires General Plan Amendments to reduce emissions to achieve green house gas emission targets by either “no net increase” or “net zero.” It’s not the goals of M-GHG-1 the judge takes issue with, but the way it achieves them.

The Court held that the CAP failed to comply with the County’s prior commitments in its General Plan and achieve state goals for reducing green house gas emissions (“GHGs”) that allegedly cause climate change.

Taylor invalidated the CAP because it relies in part on offsetting green house gas emissions from developments by relying on offset credits purchased outside the County and State of California.

The judge states: “The County’s General Plan in its 2011 format stated that the CAP should achieve GHG [Green House Gases] emissions from the ‘unincorporated County’ and from ‘County operations,’ and yet the 2018 CAP allows essentially unlimited increases in GHG within the County. In this respect, applicants proposing projects in the County can meet their GHG mitigation requirements by purchasing offsets from anywhere in the world, in the discretion of the Director of a County department.”

The judge ruled “The petitions are granted, and the County is ordered to set aside its February 14, 2018 approval of the 2018 CAP and the Supplemental EIR (SEIR) on which the 2018 CAP is based.”

The judge peppered his ruling with sarcastic comments about SD County’s ability to follow the law when it wants to, concluding that it didn’t want to in this instance. He writes, “The court knows full well that, when it decides to do so, the County knows how to prepare a lawful and valid EIR. . . . In finding that the County did not do so when it approved the 2018 CAP, the court does not write on a clean slate. The County’s efforts to comply with the statewide GHG/global warming requirements summarized in part IIA of the Court of Appeal’s September 28, 2018 opinion in Consolidated Case Nos. D072406 and D072433 have given rise to several decisions by the court, and two by the Court of Appeal. Virtually every decision has found the County’s efforts wanting; this is particularly true in connection with the County’s penchant for proceeding in the absence of substantial evidence.”

In the section “The County Persists in Failing to Carry Out its Legal Obligations With Regard to Greenhouse Gas Reduction” the judge provides a long list of the County’s efforts and observes: “Virtually every decision has found the County’s efforts wanting; this is particularly true in connection with the County’s penchant for proceeding in the

absence of substantial evidence and without adequate analysis” and adds, “Although it does some things well, the 2018 SEIR fails as an informational document and as a document of public accountability in material ways, and the court finds the County has once again failed to proceed according to CEQA.” CEQA is the California Environmental Quality Act.

Continuing in his methodical take-down of the County’s logic: “The Court noted the County had failed to consider the use of the CAP and the Thresholds ‘as a plan-level program,’ . . . that the Sierra Club had proposed ‘feasible mitigation measures,’ that the County ‘rejected these mitigation measures without substantial evidence for doing so,’ and that the CAP did ‘not fulfill the County’s commitment under CEQA and Mitigation Measure CC-1.2, to provide detailed deadlines and enforceable measures to ensure GHG emissions will be reduced.’ ”

The judge added, “More recently, in Golden Door, the Court of Appeal affirmed this court and held the 2016 Guidance Document violated CEQA and that the threshold of significance was not supported by substantial evidence.”

In taking apart the County’s logic for allowing local emissions to be mitigated by reducing omissions in another locale, the judge noted that the County General Plan “incorporated a fundamental, mandatory and clear policy into both the 2011 and the 2018 iterations of the General Plan: that GHG emission reductions be local. In 2011, the County explicitly used the words ‘local GHG emissions.’ ” To be blunt, the County was violating its own General Plan.

The judge writes, “Thus, the County’s General Plan has consistently, for 7 years, stated that it required in-County GHG reductions. However, M-GHG-1, which is expressly incorporated into the 2018 CAP (see e.g., AR 1340:58761 that states the 2018 CAP expressly incorporates M-GHG-1) allows essentially unlimited increases in GHG within the County.”

Not only does the County violate the General Plan, says the judge, it allows Director of Planning Services Mark Wardlaw to violate it at his discretion: “all that is required is the ‘satisfaction’ of the Planning Director.’ No standards or criteria are stated for achieving the ‘satisfaction.’ ”

The practical effect of this ruling could be that no large developments are approved in San Diego County that rely on cheap converted farmland for maximized profit, such as Lilac Hills Ranch or Newland Sierra. In other words, no developments not already called for in the General Plan that was approved in 2011. The result may be that developers

will cease to view the General Plan as a mere impediment to largescale projects that can be overcome by greasing the regulatory and political skids with large donations—but instead, one with big, sharp teeth.

The Sierra Club and other environmental groups, include co-petitioners the Center for Biological Diversity, Cleveland National Forest Foundation, Climate Action Campaign, Endangered Habitats League, Environmental Center of San Diego and Preserve Wild Santee, have suggested multi-story housing developments could be built in deserted shopping malls near places where people work.

Judge Taylor ordered the County “to set aside its February 14, 2018 approval of the CAP and the SEIR. A permanent injunction is also issued essentially in accordance with the preliminary injunction granted on September 14, 2018 (ROA 321). The injunction does not prohibit all development projects in the County, only those projects reliant on the use of the program set forth in M-GHG-1. While the injunction is in place, the County may consider any project that does not depend on the use of the M-GHG-1 program.”

This does not invalidate approval of Newland Sierra, Valiano, or Harmony Grove Village South, which relied on similar out-of-area offsets, but places them in jeopardy as Sierra Club, the Golden Door et al have launched a legal challenge on those grounds seeking to invalidate the Board of Supervisors’ General Plan Amendment approval for the projects.

On Friday this courtroom victory encouraged the Sierra Club and its allies to call on the County to comply with state law.

Sierra Club Attorney Josh Chatten-Brown, of the law firm Chatten-Brown and Carstens LLP, commented, “We are extremely grateful for the Court’s comprehensive and well-reasoned decision. Unfortunately, despite losing in Court at every step of the way since 2012, the County has failed to provide the people of San Diego the type of effective and enforceable climate action plan it committed to, and which is sorely needed. As shown in the most recent climate change report from the UN’s International Panel on Climate Change, local governments play a critical role in addressing climate change and our planet will be in dire straits if we don’t dramatically reduce greenhouse gases. Increases in violent storms, flooding, drought, wildfires and extreme temperatures will destabilize countries and threaten life as we know it. Evidence of the adverse health effects of extreme temperatures is just emerging.”

Chatten-Brown concluded: “We hope that the County will finally accept this responsibility and work with the Sierra Club and other stakeholders to promptly prepare a truly effective and enforceable climate action plan.”

Mark Jackson, a leader of the coalition opposing Lilac Hills Ranch, hailed the judge's action: "This is really good news! The Court found that the County Climate Action Plan is invalid. The top level flaw is that increased greenhouse gases generated by sprawl developments with commuters driving cars can't be offset by loosely regulated or unregulated offset credits purchased outside the County and State of California."

George Courser, chairman of the Conservation Committee Sierra Club San Diego, commented, "Today, the people of San Diego County and the environment were the big winners in the Sierra Club's successful lawsuit against the County of San Diego for its Climate Action Plan ('CAP')." He added, "This decision was the latest in a series of defeats by the County and victories for the Sierra Club in challenges to the County's CAP. . ."

The Pala Band has vehemently opposed the Warner Ranch project proposed near Pala Casino. Robert Smith, chairman of the band, commented, "The Pala Band applauds the decision. It is important that the Court held the County accountable to sound policies that protect the community where a project impacts occur. Allowing leapfrog development under the premise that mitigation may occur in some distant area does not satisfy the intent of CEQA or the County's obligation to its San Diego constituencies."

Besides the above-mentioned criticisms, Taylor also ruled that the County violated CEQA by allowing out-of-County offsets without sufficient analysis. And that the County's EIR was inadequate for several other reasons. Including failing to analyze how facilitating developments in rural lands far from transit and often in high fire hazard zones could impact achievement of SANDAG's regional plans for so-called smart growth.

Judge Taylor ruling also stated, "the County failed to adequately respond to comments, thereby violating CEQA. Comments are an integral part of the EIR and should be relied upon by the decisionmakers." He included this example: "Sempra commented that only 13% of CAP GHG reductions would come from a transportation sector that emits 45% of County GHGs and advocated decreasing VMT through the County's comprehensive planning powers. AR 16:15041-42. The County's 'response' was that it will explore increasing the use of electric vehicles, which was nonresponsive."

The judge continues, "Response 9 admits that transportation sector reductions are proportionally low, but does not explain why transportation reductions were not included in the alternatives analysis . . . Master Responses 2 and 5 are likewise nonresponsive and rely on data that does not include VMT generated by GPAs under consideration and the

ones that are likely to be submitted for County review. These are not adequate responses under CEQA.”

Newland Sierra contends the ruling does not apply to it. Rita Brandin, vice president, Newland Communities, commented, “Our greenhouse gas analysis and mitigation measures were established before the county’s CAP (Climate Action Plan) ever came out.” She added, “We don’t rely on or use the county’s climate action plan. We have our own mitigation, and see no impediment to moving forward with our project.”

We asked for a comment from Lilac Hills Ranch, but an automatic reply from Project Manager Jon Rilling indicated his offices are closed until January 2.

Acknowledging Newland Sierra’s position, Jackson commented, “But, the Project offers mitigation that is sooooo similar to the County’s CAP — buying offshore carbon offset credits for cheap.” He added, “Lilac Hills Ranch took a similar approach — a ‘spin job’ to offer the essence of the County Climate Action Plan but call it something different to try and avoid getting stopped by a Court Order.”

Jackson concluded, “Boiling it down to what it means to Lilac Hills Ranch requires a legal interpretation of the ruling, a guess at how County elected officials and staff will implement the ruling, and a guess at whether or not and when the County or a coalition of Development interests will appeal the Court’s decision.”

Jackson said his group will consult with attorneys in January on how this ruling could relate to Lilac Hills Ranch: “Boiling it down to what it means to Lilac Hills Ranch requires a legal interpretation of the ruling, a guess at how County elected officials and staff will implement the ruling, and a guess at whether or not and when the County or a coalition of Development interests will appeal the Court’s decision.”

He added, “Also in early January, we will contact the County staff and see how the County plans to deal with Lilac Hills Ranch.”

One local observer and activist in many such cases over the years, Patsy Fritz of Pauma Valley commented, “This means that the County cannot approve any GPA [General Plan Amendment] that relies on its defective Climate Action Plan (“CAP”), which would have allowed developers to purchase offsite mitigation for greenhouse gas production – INTERNATIONAL offsite mitigation to ‘the satisfaction of the Department of Planning and Development Services’ and at the lowest cost to the developer ... while we would get all the smog, air pollution and GHG (greenhouse gases) locally that these long-haul ‘commuter communities’ would produce — Lilac Hills Ranch, Newland Sierra (‘Merriam

Mountain' in the old days), Warner Ranch, etc. An overwhelming victory! The County may use your tax dollars to appeal — but this shoots down every one of their arguments.”

Robert Dmohowski

To: Deanna Lorson
Subject: RE: Here's how Paradise ignored warnings -NO On N River Farms

From: Nadine
Sent: Sunday, December 30, 2018 12:47 PM
To: City Council ; nadia
Subject: Here's how Paradise ignored warnings -NO On N River Farms

Please enter into the Record for the N River Farms project.

Please heed this message. NO high density in Morro Hills. Similar conditions to Paradise exist including canyons/weed and brush filled San Luis Rey River, frequent Santa Ana winds, dead end streets and a main street that cannot accommodate a full evacuation.

Oceansiders were very lucky that the Lilac fire stopped near vacant land but reports of 2 1/2 hours plus evacuation times make this area extremely vulnerable to wind and ember driven rapidly spreading fires.

<http://www.sandiegouniontribune.com/news/california/la-me-camp-fire-deathtrap-20181230-story.html#share=email~story>

--
Make Our World Kind



Virus-free. www.avast.com

Ad Place your ad here. Click triangle to begin. ◀ ?

Here's how Paradise ignored warnings and became a deathtrap



Embers blow in the wind as the Camp fire burns a KFC restaurant in Paradise, Calif., on Nov. 8. Fueled by high winds and low humidity, the rapidly spreading wildfire ripped through the town. (Justin Sullivan / Getty Images)

By **Paige St. John, Joseph Serna and Rong-Gong Lin II**

DECEMBER 30, 2018, 3:00 AM | REPORTING FROM PARADISE, CALIF.

The fate of Paradise was cast long before a windstorm last month fueled the deadliest fire in California history.

The ridge settlement was doomed by its proximity to a crack in the mighty wall of the Sierra Nevada, a deep canyon that bellowed gale-force winds.

It was doomed by its maze of haphazard lanes and dead-end roads that paid no heed to escape.

It remained doomed because for all the preparations community leaders made, they practiced for tamer wildfires that frequently burned to the edge of town and stopped — not a wind-driven ember storm.

In the aftermath of the Camp fire — 86 dead, more than 13,900 homes destroyed and [Paradise decimated](#) — local and state officials said the tragedy was unforeseen and unavoidable, an “unprecedented” monster of fire.

In truth, the destruction was utterly predictable, and the community’s struggles to deal with the fire were the result of lessons forgotten and warnings ignored. The miracle of the tragedy, local officials now concede, is how many people escaped.

A Los Angeles Times investigation found that Paradise ignored repeated warnings of the risk its residents faced, crafted no plan to evacuate the area all at once, entrusted public alerts to a system vulnerable to fire, and did not sound citywide orders to flee even as a hail of fire rained down.

Historical records show the Camp fire was typical of the catastrophic wind-driven fires responsible for California’s greatest wildfire losses.

A state fire planning document warned in 2005 that Paradise risked an ember firestorm akin to the one that ripped through Berkeley and Oakland 14 years earlier, killing more than two dozen people and destroying more than 2,000 homes. But Paradise officials framed risk in historical terms: In 50 years, no wildfire had crossed the Feather River.

The roads out of Paradise gridlocked within an hour of the first evacuation order, and began moving again only by a herculean effort of firefighters, police, bureaucrats and politicians who rushed to jammed intersections to try to unsnarl the knot, the benefit of having practiced for small fires.

In another three hours, hundreds of residents were trapped deep within town, cut off by flames. The town communications system was dead, as were cell towers. Police radios were crippled.

People jumped from cars and fled on foot. Hundreds [sought refuge in parking lots](#) and commercial buildings never intended to be temporary shelters in a firestorm. The remains of scores of residents were found inside the homes they never left.

The disaster occurred despite the fact that Paradise was proactive about preparing for fire, not just with drills and plans, but advertising its warning system, promoting “pack and go” preparations by residents, and even writing fire precautions into public construction projects. City leaders believed no other California community, except perhaps fire-dogged San Diego, was better prepared.

National transportation planners say the town's destruction should set a new bar for emergency planners in wildfire areas, the way Hurricane Katrina reshaped evacuation planning on the Gulf Coast. But despite vows to create statewide evacuation standards after previous deadly wildfires, California has yet to take action and evacuation planning remains a local responsibility.

The question is more urgent than ever after two wildfire seasons with a staggering death toll: More than 40 killed by fires in wine country, more than 20 dead from the Montecito mudslides.

But experts fear the lessons will go unheeded.

"Memories are very short and people will soon forget how terrible Paradise was," said Michael Robinson, director of the Center for Innovative Transportation Solutions at Old Dominion University, which helps communities plan for evacuations. "Or they'll think, 'It was terrible for Paradise, but it won't happen to me.'"

An imperfect place

Paradise was built upon a system of volcanic ledges bisected by a fan of deep ravines emptying into the Sacramento Valley.

Developers started with what had been gold mine trails and then apple orchard roads to pave a street system that maximized buildable space the way blood vessels branch into capillaries. There are nearly 100 miles of private roads that dead-end on narrow overlooks and few connector streets.

For more than 38,000 people, access to the outside world came via four roads running south, down finger ridges and through forest canopy. After 2008, a forest road north was paved to provide escape for residents on the upper ridge above Paradise. On the day of the fire, the narrow winding passage jammed and was impassable.

Other historic mining towns in the Sierra Nevada foothills follow similar chaotic, organic layouts.

"The DNA of these towns is such that they're ... set up for disaster," said Zeke Lunder, a Chico-based fire specialist and geographer whose company helps private landowners and public agencies conduct prescribed burns and prepare for inevitable wildfires.

The population boom for Paradise came in the 1960s and '70s. Nine out of 10 homes were built before 1990 and most were more than three decades old. Tax assessor records show that only 285 homes were built on the Paradise ridge since new fire codes went into effect in 2008. A Times analysis of assessor records and fire surveys showed those newer structures had a 13% survival rate in the Camp fire, compared with 3% for older homes.

Paradise officials repeatedly told The Times they never envisioned a firestorm reaching the town.

But the 2005 state fire management plan for the ridge, developed in consultation with some of those same Paradise planners, warned that canyon winds posed a “serious threat” to Paradise.

The “greatest risk” was an “east wind” fire, the document said, “the same type of fire that impacted the Oakland Berkeley Hills during the Oct. 20, 1991, firestorm” that killed 25 people.

The plan also warned of “a high potential for large damaging fires and loss of life and property” in the Concow Basin beside Paradise. “Heavy fuel loads, steep terrain, poor access and light flashy fuels create severe fire hazards. The increased population in this area creates a high potential for catastrophic life and property loss.”

Subsequent fire plans created by Butte County and Paradise officials in conjunction with the California Department of Forestry and Fire Protection use much less direct language. Those plans warn only of “extreme” fire, a step below catastrophic. Canyon wind fires are not mentioned at all.

The town’s vulnerability to fire was evident in 2008, first by the Humboldt fire that destroyed 87 homes west of Paradise, then a week later by a lightning storm that sparked dozens of fires to the east. Residents trying to flee were caught in massive traffic jams, flames burning on both sides of the road as they sat trapped in their cars. One person died of a heart attack.

The 2008 fires primed the land around Paradise to burn again, Lunder said, leaving both dead timber and open spaces for thick grass. It was as if the gun had been cocked.

A year later, the Butte County grand jury warned that the town faced disastrous consequences if it did not address the capacity limits of its roads. But Butte County supervisors and planners rejected the panel’s call for a halt to growth until the evacuation problem was met.

The largest paper in Chico ran an editorial concluding that sufficient evacuation roads could not be built, and that those who chose to live in Paradise needed to be aware of the risk they took and be prepared to leave early.

Five of the grand jurors, interviewed by The Times, said the improvements that were made — paving of the forest road and straightening of another route — were inadequate. They felt they had been ignored.

Among them was Walt Sipher, a Chico resident whose sister followed their parents to Paradise and remained on the ridge after they died. Sipher called his sister the morning of the Camp fire to warn her to leave. She told him she didn’t need to — it would be contained.

Judith Sipher was typical of [those who perished that day](#): elderly, infirm with congestive heart failure and ill in bed with the flu. She had a car but seldom drove.

Walt tried driving into Paradise to fetch her, but hit blocked traffic and could not get in. He was summoned weeks later to the old Sears store in Chico to submit a saliva sample for the coroner, who was using DNA to identify the human remains found in his sister's apartment.

"There are a lot of folks on that ridge, and so few escape routes," Sipher said. "The possibility was always on everybody's mind. ... You hope it's not going to be that bad, but it was."

Narrowing the main road out

The same month the grand jury released its June 2009 report, Paradise was deep into plans to [narrow its main evacuation route](#), Skyway.

Eight pedestrians had been injured by passing cars in the narrow business district, and heavy traffic gave the strip an "expressway" feel. The engineering firm that designed the project said it would reduce the number of vehicles that could pass through and advised against further "improvements," such as a concrete median, citing the need to remember that the road was a fire evacuation route. More than half the ridge population lived above the strip.

Town recordings show a lone voice of concern at the 2014 council meeting giving final approval to the road narrowing.

"The main thing is fire danger," said Mildred Eselin, 88. "If the council is searching for a way to diminish the population of Paradise, this would be the way to do it."

City Fire Chief David Hawks pointed to Paradise's plan to evacuate neighborhood by neighborhood rather than all at once.

"When everybody tries to evacuate at one time, that's when the bottleneck creates," Hawks said.

Not preparing for the worst

Staggered evacuations have been at the heart of Paradise evacuation plans since 1998. An updated plan approved in March 2015 codified decisions after the 2008 fires to convert Skyway into a one-way route during emergencies, doubling its capacity for evacuations. The town practiced its plan during a 2016 drill, part of regular mock disasters, and warned residents ahead of time so they could detour if need be.

Jim Broshears, the city's emergency management director during the fire and its former longtime fire chief, estimated Paradise's roads could support the combined evacuation of four zones in two hours — less than a fourth of the population. But city officials told The Times they had no idea how long it would take to empty the entire town. They said they never envisioned a need.

"We trained on what was most probable," said town engineer Marc Mattox.

Planning for a firestorm would have been "akin to, 'Is the L.A. Basin in its entirety planned for an earthquake that may devastate the L.A. Basin?'" Hawks said. "I don't think that's realistic.

"Obviously, it's the largest or most devastating fire in California's history," he said. "It didn't get that [way] because it was a normal event."

Traffic simulation software housed at Old Dominion University and required by the Federal Emergency Management Agency for emergency plans around nuclear power plants was used by The Times to analyze Paradise's roads. It showed the entire town would need eight hours for residents to leave under blue sky conditions, and more than five hours if Skyway were immediately converted to one-way traffic out.

Those estimates are without a rain of embers, burning obstacles, exploding propane tanks and heat blasts that melted tires. They do not account for roads that were blocked by falling power poles and abandoned cars the day of the fire or the two hours that it took police to establish one-way traffic on Skyway.

Paradise did not make use of such software. Told of The Times' findings, Mattox said he would have liked to have had that information before Nov. 8. "Every public works planner, every emergency planner across the country should be aware about what those types of models would say for their community," he said.

Broshears, the architect of most of the town's emergency plan, and others acknowledge their plans were built around the sort of slower-moving wildfire Paradise had seen in the past.

"Let's all just be honest," Broshears said. "We didn't have a plan that addressed a fire that would be everywhere. ... We had an evacuation plan built for a wildland fire. We had a hydrogen bomb. ... We were so overmatched."

Failing to prepare for the larger disaster is hardly unique to Paradise, said former FEMA Administrator Craig Fugate.

Flaws in such planning are so common that Fugate describes them as the “deadly sins” of emergency management: Practicing drills that guarantee success; assuming that plans can be scaled up when a massive disaster strikes; relying on government systems to work under pressure; failing to plan how to protect vulnerable populations, such as the elderly; and mistrusting the public, which often leads to not warning the public early enough.

“We plan for what we’re capable of, and we hope it isn’t any worse,” he said.

Walt Scherer, who lost an earlier house to fire in the foothills of Loomis, where he was a city official, moved to Paradise in April and knew there was high fire risk. Again he lost his house.

He said he was stunned when he later heard Paradise’s mayor answer a public question about the snarled fire evacuation by stating that enough roads could never be built to evacuate the whole town at once.

“Anybody in their right mind would know that the whole town was a large oak forest, and everybody was at risk,” Scherer said. It was a “colossal failure,” he added, not to warn residents that the entire community couldn’t be evacuated at once. “You’ve got to recognize the risk.”

Firebrands and embers

The Feather River Canyon, where the Camp fire began, was well-known for high winds. The so-called Jarbo Gap winds rocket down the canyon from the northeast every fall, caused by high-pressure air parked over the Great Basin seeking a path through the Sierra Nevada to fill the low-pressure voids on the California coast.

Meteorological records show 36 days since 2003 with gusts of 100 mph or more, and as high as 200 mph. Paradise sat in the path.

The morning the Camp fire ignited, the drying winds had been blowing for a week. According to weather equipment atop the fire station at Jarbo Gap, the probability that a single spark would ignite a fire big enough that fire crews would be needed to put it out was 76%. The station recorded gusts of up to 52 mph hours before the fire.

Rather than spreading as a flame front working its way through the forest, the Camp fire became wind-borne, lofting firebrands and embers that landed like rain. They fell on receptive fuels — trees and brush stressed by several years of drought, thick grass grown during heavy spring rains and now dry. The fuels also contained stands of gray pine, notorious for spouting embers.

The fire grew at a rapid clip — about 4,600 acres an hour, according to a Times analysis of fire maps and satellite imagery. Town and state fire officials called the speed of the fire unprecedented.

But the analysis shows other devastating California fires moved as fast, or faster.

In San Diego, the Cedar fire in 2003 kindled for hours until a Santa Ana wind rolled in at midnight. By 3 a.m., the wind-driven fire had jumped a river and a reservoir and ran nearly 17 miles. In the three-hour run, the fire spread an average of more than 19,600 acres an hour. Fifteen people were killed and more than 2,200 homes destroyed.

The Tubbs fire in 2017 matched the Camp in speed, roaring 12 miles in four hours into Santa Rosa, killing 22 people and eventually destroying more than 5,000 homes.

As the Camp fire blew into Paradise, the same high-pressure, low-pressure gradient set up a Santa Ana wind event that pushed the Woolsey fire into Malibu. Its pace in the first three hours was 21,290 acres an hour.

After the Camp fire was reported at 6:31 a.m., the wind carried embers to nearby Concow, where a mandatory evacuation order was demoted to “warning” status at 7:17 a.m.

Fifteen minutes later, embers were setting houses in Concow on fire and the evacuation order became mandatory. In short order firefighters were trapped with residents who had no time to flee. They deployed their fire shelters. Some people jumped into a lake.

The bodies of at least six people were found outside or inside their cars.

No warnings

In Paradise, the first order to evacuate part of the city came at 7:57 a.m., and the first report of fire at the edge of town two minutes later. Immediately there were a dozen spot fires in town.

The ember storm hailed on most of the town at once. Within an hour, spot fires were spread halfway across Paradise, congealing into substantial fires in backyards and on houses. They primed Paradise for the big burn hours before the arrival of the main wildfire, creating an urban firestorm that moved horizontally house to house and left trees overhead untouched.

As planned, evacuation orders began zone by zone. Calls, texts and emails were sent via CodeRed, a private service that contracted for the city and county.

But interviews and records released by the city and county show the emergency warning system failed on many levels.

Only a fraction of Paradise residents were signed up for the service — city officials at first estimated there was no better than 30% enrollment, then later told *The Times* they did not have access to the subscription list.

Many of the emergency alerts failed to go through — CodeRed logs showed initial call failure rates of 40%, climbing to 60% as the fire progressed. Many subscribers told *The Times* they never received calls.

A large portion of Paradise received no evacuation order before the fire.

Documents released under the state's Public Records Act show that three of Paradise's 14 zones received only warnings — not mandatory orders to leave — the morning of the fire, and no notifications at all were sent to three others. The loss of fiber optic lines and cell towers shut down the warnings entirely — Paradise police abandoned their dispatch center without ever sending a citywide order for other residents to flee.

Most residents said they relied on word of mouth, emergency vehicles driving down their streets with loudspeakers, or the sight of flames.

'Get people moving now!'

It took only an hour for Paradise to jam so thoroughly that a sheriff's sergeant jumped on the radio, his voice urgent.

"Flames!" he shouted. "Get people moving now!"

The order to open all of Skyway to one-way traffic finally came, but what took 45 minutes during a mock drill required an hour under fire conditions. The road wasn't fully converted to one-way traffic until shortly after 10 a.m. By then, dispatch recordings indicate that Skyway was choked down to Chico, and entire stretches began to be lost to fire.

Broshears said he was surprised by how quickly intersections became a choke point. Traffic backed up on secondary roads so solidly that motorists were trapped on dead-end streets. On one, Edgewood Lane, the bodies of five people were recovered in or just outside their cars. Firefighters were summoned to rescue burn victims at the end of another, after they attempted to flee down a horse trail.

Motorists for the most part did not panic, and stayed in their slowly moving cars as the wind-driven fire shifted around them, requiring detours and double-backs and turning the 16-mile exit into a five-hour escape. By 3 p.m., seven hours into the exodus, Paradise Mayor Jody Jones said, the evacuation was complete.

But at the north end of town, firefighters radioed reports of civilians leaving their cars and running on foot, leaving behind a blockade of abandoned vehicles. Hundreds of residents had to ride out the fire until heavy equipment arrived to bulldoze a path for buses to carry them out.

Lessons from Paradise

In the aftermath, local emergency leaders defended their preparations. The scale of the disaster, they said, would have been much worse had Paradise not repeatedly conducted drills.

“We set the goal on traffic control,” said Hawks, the city’s fire chief. “We set the bar on evacuations.”

Broshears said he wants an intensive study “to account for every decision that was made.” He now favors a siren system that could warn everyone at once, and better plans to do what Paradise did by default — shelter people in place when escape is not possible.

Mattox, the town engineer, said he wanted to “dispel the narrative” that people died while trapped on Skyway in traffic. But he said Paradise should grade new emergency routes out of town.

During the early hours of the fire, Mattox stood in the smoke directing traffic on Skyway and watched his own family pass by. He lost his home. He now struggles with the question of whether Paradise failed to heed warnings of a wind-driven fire.

“I don’t want to say ‘No, we weren’t prepared’ because we worked so hard,” he said. “And what would have been different? I just don’t know.”

Times staff writer Jon Schleuss contributed to this report.

Copyright © 2019, The San Diego Union-Tribune

Robert Dmohowski

From: Sheila BeachBum <osidebeachbum@yahoo.com>
Sent: Thursday, January 17, 2019 6:08 PM
To: Robert Dmohowski
Subject: NRF

Follow Up Flag: Follow up
Flag Status: Flagged

I don't think NRF is smart growth. It will cost the people of Oside money that will increase our taxes. It doesn't have the infrastructure and we will have to build a new fire station for safety. We need to preserve Ag land and this is doing just the opposite. Once you allow this kind of thing to happen very soon the whole place will be built up and the open space/ag land is gone. Please do not change the zoning for this it isn't smart growth.

Sheila Kadah

[Sent from Yahoo Mail on Android](#)

Robert Dmohowski

From: stevedubois1@aol.com
Sent: Thursday, January 17, 2019 10:17 AM
To: Robert Dmohowski

Follow Up Flag: Follow up
Flag Status: Flagged

Robert:

I strongly oppose the North River Farms proposed project for the following reasons.

- 1) Increased traffic and congestion in the area.
- 2) Increased traffic will result in unsafe evacuation routes as there are insufficient roads crossing the San Louis River as it is today,
- 3) This high density project does not fit in with the areas agriculture environment is in conflict with the City of Oceanside, General Plan for Agritourism.
- 4) The North River Farms proposal, if approved would set a precedent for other housing developments in Oceanside's agricultural area.
- 5) More City provided infrastructure would be required such as Police, Fire and Utilities which the City of Oceanside is struggling to support at its current rate.
- 6) I have never seen any positive side to Low Income Housing areas as the problems the residents bring with them from there former area include gang violence, drugs, crime and generally bringing down the value of the area like seen in Marion Valley in Riverside and Palmdale in LA county

Please take these concerns under advisement.

Just say NO to NRF...

See you at the meeting on the 28th.

Regards.

Steve duBois
1133 Village Dr.
Oceanside Ca.
92057

North River Farms Project Comments. January 8, 2019

Is Integral doing the density bonus on or offsite. Who determines?

Homes on NRF property are single family homes and attached multifamily homes? Is that why they are now asking for a 20 density per acre from one area to another!

Is there legally binding language to guarantee CSA (farming) space and Park space remains open space IF CSA becomes unattainable (i.e.: Carlsbad's 'Urban 4 Farms)

Since all the numbers being discussed are only for a 30 year plan, are we tearing down all the homes at that time because of the pollution. Grandchildren and Great grandchildren can't live there? GHG get even worse?

Are we really going to play the Carbon Credit offset with a project that already says they will exceed the GHG federal and state standards? The document states, "The CITY has determined that additional on-site and off-site mitigation can further reduce impacts from GHG emissions to a less than significant level through the purchase of carbon offsets." (Hard to believe) So, the GHG emissions are generated locally, but the Carbon offset mitigation is purchased elsewhere and is not verifiable or quantifiable. But the best way to say it, is this. This project will generate GHG emissions of 4.8 MT CO2 per person per year. They admit that in the document. So they will buy carbon offsets from somewhere else in the county, state or the world, to guarantee cleaner air in that location. But, the residents in NRF will still be breathing the bad 4.8 MT CO2 per person per year, because the air is not being cleaned up by a tax deductible financial transaction, instead of the required cleaner air,

Document says this project will add result in 25,394,434 VMT every year. OMG

Document says the traffic situation is significant and unavoidable.

Oceanside City does not have a final approved CAP. How can this project go forward without complying with whatever the goals and targets are in the City plan?

Document says project is 1.5 miles from ocean. Really?

Document says there is no evacuation plan for North River Farms Project.

When deciding whether to approve the proposed project, the City will use the information in this EIR to consider potential impacts to the physical environment. Hope that is true. The true impacts despite questionable mitigation are unconscionable.

Joe Hill---Oceanside CA

Robert Dmohowski

From: Ken <kdepesa@gmail.com>
Sent: Thursday, January 17, 2019 9:06 AM
To: Robert Dmohowski
Subject: NRF

Follow Up Flag: Follow up
Flag Status: Flagged

What's with the council looking at this project when the planning dpt said no , I hope the council does what the people want and not what the corporation wants. The environmental report is a joke, it doesn't address the traffic issue at all , what about another fire up here how a we going to get out . This project is wrong you know it I know it, why doesn't the council know it?

Sent from my iPad

Robert Dmohowski

From: leslie davies <nopupmills59@gmail.com>
Sent: Thursday, January 17, 2019 12:32 PM
To: Robert Dmohowski
Subject: NRF project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Dmohowski,

I am deeply concerned about the *General Plan Amendment* for a project called the North River Farms. The project conflicts with *Smart Growth* development and will result in unnecessary increases in green-house gases and air pollution.

A project of this magnitude will require the widening of the 76 freeway. This will result in unnecessary destruction of wildlife and wildlife habitat. Once the habitat and the wildlife are gone, we can never get them back. Furthermore, where are the funds coming from for all the infrastructure for this project?

-- Thank you,
Jolene Smith
194 Edgewood Dr.
Oceanside, CA 92054

Leslie Davies
2015 Winchester S.
Oceanside, CA 92054

Robert Dmohowski

From: Michele Taylor <michele@virsitil.com>
Sent: Thursday, January 17, 2019 11:46 AM
To: Robert Dmohowski
Subject: North River Farms - Project

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planning Commission,

The High Density North River Farms project is bad for Oceanside.
The zoning should remain the way it is. We have enough traffic / high density in this area already.

Oceanside has come a long way in trying to clean up crime, etc.
The majority of our budget already goes to Police and Fire. This project will cost the city money.
Money we don't have.

This project is incompatible with the City's plan for agritourism and will result in the loss of revenue and jobs.

Agritourism should be the main focus of this area. (not high density housing)

Thank you,
Michele
Oceanside Resident

ATTACHMENT 2 (C)
PUBLIC CORRESPONDENCE
LETTERS OF SUPPORT

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, possibly "R. Keim".

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

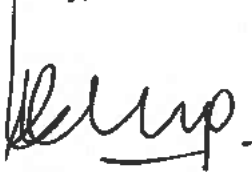
Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,



Egda Page
Capo Beach, CA

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

Joyce & Mike Malloy
4747 Agora Way - O.S.

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

Chris Blasington
Chris Blasington

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,



ERICA L. SWICK

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink that reads "Tim Salyers". The signature is written in a cursive, slightly slanted style.

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'R' followed by a long horizontal line extending to the right.

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

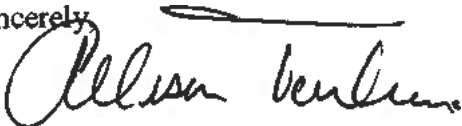
Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink, appearing to read "Allison Ventresca". The signature is written in a cursive style with a long horizontal flourish above the name.

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

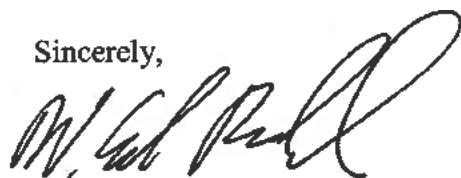
Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Weiss', written in a cursive style.

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms


Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,



Dennis A. Sisneros

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

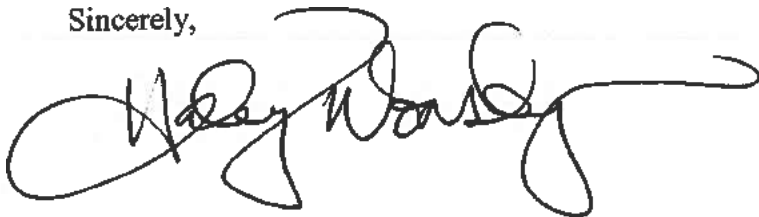
Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink, appearing to read "Haley Wansley". The signature is fluid and cursive, with a large loop at the end.

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

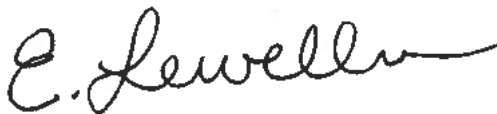
Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in cursive script, appearing to read "E. Jewell".

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,



January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,



TRENTON WONSLEY

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,



Alex Whittingham

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink, appearing to read "Anna Fleming". The signature is fluid and cursive, with a large initial "A" and "F".

Anna Fleming
Oceanside Resident

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms


Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,


Rani Hamdi

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink, appearing to be the name of the sender, written in a cursive style.

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms


Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,



THEKESA DEMARCO

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in cursive script that reads "Logan Hunter". The signature is written in black ink and is positioned below the "Sincerely," text.

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink, appearing to be "Peter Weiss", written in a cursive style. The signature is positioned below the "Sincerely," text and extends across the width of the page.

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink that reads "Chris Kussoff". The signature is written in a cursive, slightly slanted style.

January 15, 2018

Mayor Peter Weiss; Councilmember Christopher Rodriguez; Councilmember Esther Sanchez;
Councilmember Jack Feller; Councilmember Ryan Keim
300 North Coast Highway
Oceanside, CA 92054

RE: Support for North River Farms

Dear Honorable Mayor and Councilmembers:

I would like to pledge my support for the North River Farms project and encourage you as City leaders to do the same. North River Farms is an innovative and exciting design that would benefit Oceanside.

Oceanside has an opportunity to prioritize high quality and attainable housing that addresses the need for our population that continues to grow. This project will provide access to locally sourced produce and educational programs through their 30-acre farm, sustainable amenities, various housing options and a village core to connect people with each other.

North River Farms will extend beyond its boundary to provide a public benefit to the residents of Oceanside and the region. I strongly encourage you to support the North River Farms project. Thank you for the opportunity to submit my support.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Feller', written in a cursive style.

Robert Dmohowski

From: Amy Copeland <matt@firesuite.net>
Sent: Tuesday, January 01, 2019 7:41 PM
To: City Council
Subject: A message from Amy



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Amy Copeland

teamcopeland@gmail.com

92026

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, January 15, 2019 7:49 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Amanda

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Amanda Sumrow <matt@firesuite.net>
Date: January 15, 2019 at 7:40:23 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Amanda



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Amanda Sumrow

Amanda.thibault@outlook.com

92058

Robert Dmohowski

From: A Cowell <matt@firesuite.net>
Sent: Friday, October 19, 2018 10:35 AM
To: City Council
Subject: A message from A



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

A Cowell

ajohncowell@gmail.com

92011

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, January 09, 2019 8:11 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Anissa

Sent from my iPhone

Begin forwarded message:

From: Anissa Colonna <matt@firesuite.net>
Date: January 9, 2019 at 8:10:44 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Anissa



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Anissa Colonna

nissyrae@yahoo.com

92058

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, January 20, 2019 6:26 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Alane

Sent from my iPhone

Begin forwarded message:

From: Alane Schechter <matt@firesuite.net>
Date: January 20, 2019 at 6:18:22 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Alane



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Alane Schechter

alaneschechter@yahoo.com

92056

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, October 29, 2018 10:09 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Adrian

Sent from my iPhone

Begin forwarded message:

From: Adrian Roldan <matt@firesuite.net>
Date: October 29, 2018 at 9:55:05 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Adrian



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Adrian Roldan

roldan9999@yahoo.com

92139

Robert Dmohowski

From: Allison Tartari <matt@firesuite.net>
Sent: Friday, September 28, 2018 11:32 PM
To: City Council
Subject: A message from Allison



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Allison Tartari

bnosilla@gmail.com

92106

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, December 24, 2018 3:39 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Allison

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Allison Tartari <matt@firesuite.net>
Date: December 24, 2018 at 3:35:06 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Allison



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Allison Tartari

bnosilla@gmail.com

92106

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, September 27, 2018 10:11 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from ALYSSA

Sent from my iPad

Begin forwarded message:

From: ALYSSA MCCLINTON <matt@firesuite.net>
Date: September 27, 2018 at 9:51:51 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from ALYSSA



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

ALYSSA MCCLINTON

amariemc91@gmail.com

92083

Robert Dmohowski

From: Ally Voss <matt@firesuite.net>
Sent: Friday, October 19, 2018 12:06 PM
To: City Council
Subject: A message from Ally



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Ally Voss

ajvoss45@gmail.com

92102

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, October 26, 2018 12:45 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Amanda

Sent from my iPhone

Begin forwarded message:

From: Amanda Davis <matt@firesuite.net>
Date: October 26, 2018 at 12:44:03 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Amanda



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Amanda Davis

amanda.m.davis0422@gmail.com

92027

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, September 27, 2018 9:40 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Amanda

Sent from my iPhone

Begin forwarded message:

From: Amanda Schwartz <matt@firesuite.net>
Date: September 27, 2018 at 9:24:08 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Amanda



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Amanda Schwartz

Mandylanders@gmail.com

92111

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, September 21, 2018 8:13 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Breanna

Sent from my iPad

Begin forwarded message:

From: Breanna Powell <matt@firesuite.net>
Date: September 21, 2018 at 5:17:07 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Breanna



33073 Big Range drive

Breanna Powell

powellb92@gmail.com

92596

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, January 21, 2019 11:33 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from breno

Sent from my iPhone

Begin forwarded message:

From: breno Moraes <matt@firesuite.net>
Date: January 21, 2019 at 10:02:59 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from breno



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

breno Moraes

brenonz@hotmail.com

92109

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, October 29, 2018 4:09 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Bria

Sent from my iPhone

Begin forwarded message:

From: Bria Weir <matt@firesuite.net>
Date: October 29, 2018 at 3:53:17 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Bria



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Bria Weir

Briamweir@gmail.com

92057

Robert Dmohowski

From: BRIAN ABRAHAM <matt@firesuite.net>
Sent: Tuesday, January 01, 2019 12:35 PM
To: City Council
Subject: A message from BRIAN



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

BRIAN ABRAHAM

brian.abraham@gmail.com

92057

Robert Dmohowski

From: Carolynn Yates <matt@firesuite.net>
Sent: Friday, September 28, 2018 8:53 PM
To: City Council
Subject: A message from Carolynn



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Carolynn Yates

Carolynnyates@mac.com

92081

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, January 18, 2019 4:59 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Anita

Sent from my iPhone

Begin forwarded message:

From: Anita Cosio <matt@firesuite.net>
Date: January 18, 2019 at 4:58:29 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Anita



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Anita Cosio

Cosioanita@yahoo.com

92104

Robert Dmohowski

From: Ann Elston <matt@firesuite.net>
Sent: Friday, September 28, 2018 4:54 PM
To: City Council
Subject: A message from Ann



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Ann Elston

Cheaperthanawife@gmail.com

92052

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, January 04, 2019 7:49 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Anna

Sent from my iPad

Begin forwarded message:

From: Anna Fleming <matt@firesuite.net>
Date: January 4, 2019 at 4:32:56 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Anna



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Anna Fleming

afleming92054@gmail.com

92054

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, October 25, 2018 10:55 AM
To: Robert Dmohowski; Jeff Hunt; Jonathan Borrego
Subject: FW: A message from Ashley

From: Ashley Mathews <matt@firesuite.net>
Sent: Thursday, October 25, 2018 10:19 AM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Ashley



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Ashley Mathews

ashleypaigemathews@yahoo.com

92065

Robert Dmohowski

From: Ashley Topp <matt@firesuite.net>
Sent: Friday, October 19, 2018 10:36 AM
To: City Council
Subject: A message from Ashley



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Ashley Topp

atopp44@aol.com

92122

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, September 27, 2018 8:37 AM
To: Robert Dmohowski; Jeff Hunt; Jonathan Borrego
Subject: FW: A message from Audrey

From: Audrey James <matt@firesuite.net>
Sent: Thursday, September 27, 2018 8:35 AM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Audrey



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Audrey James

daudrey.m@gmail.com

92028

Robert Dmohowski

From: Deanna Lorson
Sent: Saturday, January 12, 2019 8:50 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Benjamin

Sent from my iPhone

Begin forwarded message:

From: Benjamin Quinones <matt@firesuite.net>
Date: January 12, 2019 at 2:59:02 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Benjamin



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Benjamin Quinones

Flipmix2000@yahoo.com

92117

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, January 07, 2019 10:01 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Bob

Sent from my iPhone

Begin forwarded message:

From: Bob Cummings <matt@firesuite.net>
Date: January 7, 2019 at 9:56:39 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Bob



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Bob Cummings

bcummings@chelseainvestco.com

92054

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, October 02, 2018 8:17 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Brandi

Sent from my iPhone

Begin forwarded message:

From: Brandi Cooper <matt@firesuite.net>
Date: October 2, 2018 at 8:14:22 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Brandi



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Brandi Cooper

Brandi.coop3r@gmail.com

92054

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, September 24, 2018 5:08 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Brandy

Sent from my iPhone

Begin forwarded message:

From: Brandy Meeks <matt@firesuite.net>
Date: September 24, 2018 at 4:31:26 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Brandy



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Brandy Meeks

bmeeks74@yahoo.com

92029

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, November 19, 2018 11:16 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Christopher

Sent from my iPhone

Begin forwarded message:

From: Christopher Blasingame <matt@firesuite.net>
Date: November 19, 2018 at 10:23:52 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Christopher



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Christopher Blasingame

Chblasingame@gmail.com

91901

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, October 02, 2018 6:22 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Chrystal

Sent from my iPhone

Begin forwarded message:

From: Chrystal Coleman <matt@firesuite.net>
Date: October 2, 2018 at 12:18:55 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Chrystal



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. Since there is always going to be development, I would rather that the development be geared towards sustainability, and walkable cities. A planned community, like North River Farms, with local agriculture, businesses and community centers would only increase the value of both living in, and visiting, Oceanside. I would LOVE to live in a community like North River Farms, and I plan on looking into purchasing a home there if it is given the go-ahead. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. Please support the North River Farms project.

Chrystal Coleman

chrystalcoleman79@gmail.com

92056

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, October 02, 2018 6:22 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Cody

Sent from my iPhone

Begin forwarded message:

From: Cody Harrison <matt@firesuite.net>
Date: October 2, 2018 at 12:03:03 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Cody



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and sustainability as part of a broader community is something that appeals to me. This is a place that I would consider either visiting or living. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms is doing a better job than most of looking toward the future. My only advice for them would be to go beyond sustainability and make regeneration their metric for success. Currently their website states they are committed to reducing their carbon footprint and my hope is that a community like this will actually do far more than that and will end up working to improve the health of their watershed, increase biodiversity, and bring the other major nutrient cycles back in balance in addition to carbon (nitrogen and phosphorus).

**Sincerely,
Cody Harrison
Beyond Sustainability Specialist, Corona Enterprises**

Cody Harrison

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, January 11, 2019 7:42 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Cassandra

Sent from my iPhone

Begin forwarded message:

From: Cassandra Moores Kristensen <matt@firesuite.net>
Date: January 11, 2019 at 7:34:17 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Cassandra



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Cassandra Moores Kristensen

Cassiemoores@gmail.com

92673

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, November 22, 2018 4:24 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Casandra

Sent from my iPhone

Begin forwarded message:

From: Casandra Potter <matt@firesuite.net>
Date: November 22, 2018 at 11:27:12 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Casandra



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Casandra Potter

Snowcal2@gmail.com

92591

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 7:12 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Cheri

Sent from my iPad

Begin forwarded message:

From: Cheri Bell <matt@firesuite.net>
Date: October 24, 2018 at 5:25:15 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Cheri



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Cheri Bell

Cheri_bell@cox.net

92057

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, January 07, 2019 7:03 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Charles

Sent from my iPhone

Begin forwarded message:

From: Charles Anacker <matt@firesuite.net>
Date: January 7, 2019 at 6:22:29 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Charles



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Charles Anacker

charles@anacker.fr

91943

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, December 24, 2018 2:22 PM
To: Robert Dmohowski; Jeff Hunt; Jonathan Borrego
Subject: FW: A message from Chris

Follow Up Flag: Follow up
Flag Status: Flagged

FYI

From: Chris Blasingame
Sent: Monday, December 24, 2018 2:09 PM
To: City Council
Subject: A message from Chris



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Chris Blasingame

chblasingame@gmail.com

92106

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, October 29, 2018 7:30 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Christina

Sent from my iPad

Begin forwarded message:

From: Christina Bustamante <matt@firesuite.net>
Date: October 29, 2018 at 6:46:11 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Christina



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Christina Bustamante

christinambustamante@gmail.com

92585

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, September 20, 2018 8:46 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: FW: A message from Christina

From: Christina Jordan <matt@firesuite.net>
Sent: Thursday, September 20, 2018 8:35 AM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Christina



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Christina Jordan

momchaseblake@gmail.com

92128



Located on Skydance Ranch

SDRC, LLC

The Office Of..

PO Box 6543, Oceanside, CA 92057

www.skydanceranch.com

Chris Libs

Phone: 760-717-1101

Email: chris@skydanceranch.com

February 22, 2018

City Council Members

Mayor

City of Oceanside

RE: North River Farms Project

Dear Mayor and Council Members:

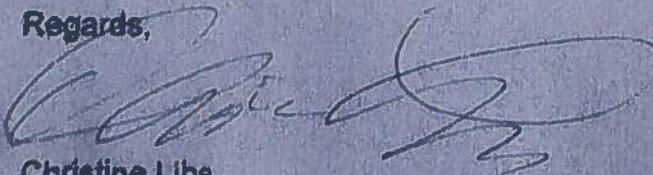
I have been a neighbor on Wilshire Road for almost 15 years and would be an immediate neighbor to the North River Farms project. I have watched Arrowood be completed and occupied. My property consists of almost 25 acres of land.

I very much hope this planned community is approved as it will provide solutions to existing traffic problems, sewer, reclaimed water and better evacuation routes as well as beautify the run down areas along North River Road. It would be great to see the area along the river built up with community areas that supply many needs to the neighbors.

The plan for the project, I believe, maintains much of the agricultural nature of South Morro Hills and adds to the community. I was three years on the Board of Directors for South Morro Hills Association and believe this is a good plan for resolving existing problems.

Thank you for considering.

Regards,


Christine Libe
321 Wilshire Road
Oceanside, CA 92057
760-717-1101

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, October 15, 2018 3:24 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: FW: A message from Derek

From: Derek Smith <matt@firesuite.net>
Sent: Monday, October 15, 2018 2:49 PM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Derek



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Derek Smith

smith.derek88@gmail.com

92024

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, September 25, 2018 8:45 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Darcy

Sent from my iPhone

Begin forwarded message:

From: Darcy Oliver <matt@firesuite.net>
Date: September 25, 2018 at 8:08:00 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Darcy



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Darcy Oliver

darcyoliverdesign@gmail.com

92058

Robert Dmohowski

From: Deanna Lorson
Sent: Saturday, October 27, 2018 8:18 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from David

Sent from my iPad

Begin forwarded message:

From: David Hollingsworth <matt@firesuite.net>
Date: October 27, 2018 at 4:25:50 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from David



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

David Hollingsworth

dshollings@gmail.com

92102

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, September 19, 2018 7:44 AM
To: Robert Dmohowski; Jeff Hunt; Jonathan Borrego
Subject: FW: A message from Deanne

From: Deanne Afalava <matt@firesuite.net>
Sent: Tuesday, September 18, 2018 10:33 PM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Deanne



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Deanne Afalava

deanne.afalava@gmail.com

92056

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 5:07 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Dianna

Sent from my iPhone

Begin forwarded message:

From: Dianna Ataiyan <matt@firesuite.net>
Date: October 24, 2018 at 5:05:31 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Dianna



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Dianna Ataiyan

Dianna.ataiyan@gmail.com

92057

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, September 25, 2018 8:49 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Donna

Sent from my iPhone

Begin forwarded message:

From: Donna Geierman <matt@firesuite.net>
Date: September 25, 2018 at 8:31:19 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Donna



Dear Mayor and Honorable Council Members:

I Do Not support North River Farms because I believe S morrow Hills is an OceansIde treasure, and should be our source of healthy food not more traffic, pollution, expense to the city, strain on our Already strained police and fire department. The next time we have a wildfire and it follows the natural path at the river bed if this project goes through will be like Northern California and see homes lost but worse lives lost and I don't think anyone wants that on their conscience. I know some of you have already have taking large donations for your campaign funds from these developers or Have worked with them closely throughout the years but that does not mean you need to make a decision, a wrong decision and allow this project to go any further please really help us save the farmers the farmlandHomes and lives. Thank you so much for taking the time to read this.

Donna Geierman

dgeierman1959@yahoo.com

92054

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, October 25, 2018 7:45 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Corinna

Sent from my iPhone

Begin forwarded message:

From: Corinna Nires <matt@firesuite.net>
Date: October 25, 2018 at 7:39:30 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Corinna



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Corinna Nires

corinnanires@gmail.com

92118

Robert Dmohowski

From: Crystal Green <matt@firesuite.net>
Sent: Tuesday, January 01, 2019 12:38 PM
To: City Council
Subject: A message from Crystal



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Crystal Green

crystalvoyles@tagoo.com

92672

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, November 19, 2018 11:14 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Craig

Sent from my iPhone

Begin forwarded message:

From: Craig Johnson <matt@firesuite.net>
Date: November 19, 2018 at 11:07:10 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Craig



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Craig Johnson

gocraig@gmail.com

92103

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, January 14, 2019 9:46 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Damian

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Damian DeRobbio <matt@firesuite.net>
Date: January 14, 2019 at 9:42:13 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Damian



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Damian DeRobbio

beerfoodandmusic@gmail.com

92010

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, January 17, 2019 3:26 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Elizabeth

Sent from my iPhone

Begin forwarded message:

From: Elizabeth Hunten <matt@firesuite.net>
Date: January 17, 2019 at 2:51:45 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Elizabeth



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Elizabeth Hunten

elizabeth.hunten@gmail.com

92009

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, September 20, 2018 7:43 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: FW: A message from Elisha

From: Elisha Mulligan <matt@firesuite.net>
Sent: Wednesday, September 19, 2018 10:00 PM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Elisha



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Elisha Mulligan

bemulligan7@gmail.com

92008

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, November 04, 2018 6:38 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Elyssa

Sent from my iPhone

Begin forwarded message:

From: Elyssa Contardo <matt@firesuite.net>
Date: November 3, 2018 at 10:25:00 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Elyssa



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Elyssa Contardo

Elyssa.contardo77@gmsil.com

92028

Robert Dmohowski

From: Ellie Vos <matt@firesuite.net>
Sent: Friday, October 19, 2018 11:43 AM
To: City Council
Subject: A message from Ellie



{Field Name:2}

Ellie Vos

evoss1399@gmail.com

92008

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, October 04, 2018 9:25 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Emily

Sent from my iPhone

Begin forwarded message:

From: Emily Majeske <matt@firesuite.net>
Date: October 4, 2018 at 9:24:42 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Emily



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Emily Majeske

emilyda83@gmail.com

92106

Robert Dmohowski

From: Gloriecel Smiley <matt@firesuite.net>
Sent: Friday, September 28, 2018 6:16 PM
To: City Council
Subject: A message from Gloriecel



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Gloriecel Smiley

gloriecel@yahoo.com

92057

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, October 02, 2018 10:42 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Heather

Sent from my iPhone

Begin forwarded message:

From: Heather Thomas <matt@firesuite.net>
Date: October 2, 2018 at 7:30:00 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Heather



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Heather Thomas

kutieska@gmail.com

92058

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, September 28, 2018 7:02 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Jordan

Sent from my iPhone

Begin forwarded message:

From: Jordan Lapidot <matt@firesuite.net>
Date: September 28, 2018 at 4:08:24 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Jordan



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Jordan Lapidot

jordan.l.kelly@gmail.com

92026

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, January 17, 2019 4:52 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Joseph

Sent from my iPhone

Begin forwarded message:

From: Joseph Agustin <matt@firesuite.net>
Date: January 17, 2019 at 4:49:54 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Joseph



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Joseph Agustin

josephagustin@me.com

91941

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, September 27, 2018 1:58 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Joshua

Sent from my iPhone

Begin forwarded message:

From: Joshua Smiley <matt@firesuite.net>
Date: September 27, 2018 at 1:48:04 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Joshua



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Joshua Smiley

smileyjoshua@gmail.com

92057

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, October 25, 2018 6:57 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Julia

Sent from my iPhone

Begin forwarded message:

From: Julia Ritzo <matt@firesuite.net>
Date: October 25, 2018 at 6:43:51 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Julia



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Julia Ritzo

jjritzo@yahoo.com

92086

Robert Dmohowski

From: Julien Brandt <matt@firesuite.net>
Sent: Friday, October 19, 2018 10:54 AM
To: City Council
Subject: A message from Julien



Mayor (and Honorable Council Members),

I wanted to express my support of North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creative space as part of a thriving community is something that appeals to me. This is a place that I would either visit and consider moving into. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Julien Brandt

julienbrandt@gmail.com

92011

Robert Dmohowski

From: Katherine Helock <matt@firesuite.net>
Sent: Tuesday, September 25, 2018 2:12 PM
To: City Council
Subject: A message from Katherine



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Katherine Helock

Katherinehelock@gmail.com

92595

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, October 29, 2018 5:33 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Heido

Sent from my iPhone

Begin forwarded message:

From: Heido Jones <matt@firesuite.net>
Date: October 29, 2018 at 5:28:05 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Heido



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Heido Jones

heidi.k.jones@gmail.com

91932

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, October 07, 2018 10:04 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Heidi

Sent from my iPhone

Begin forwarded message:

From: Heidi Terry <matt@firesuite.net>
Date: October 7, 2018 at 12:44:42 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Heidi



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Heidi Terry

H5_cubed@yahoo.com

92057

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, January 16, 2019 6:35 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Jacob

Sent from my iPhone

Begin forwarded message:

From: Jacob Chambers <matt@firesuite.net>
Date: January 16, 2019 at 5:48:36 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Jacob



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Jacob Chambers

Socalresidential1@gmail.com

92563

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 17, 2018 4:07 PM
To: Robert Dmohowski; Jeff Hunt; Jonathan Borrego
Subject: FW: A message from krystina

From: krystina gillenwater <matt@firesuite.net>
Sent: Wednesday, October 17, 2018 3:50 PM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from krystina



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

krystina gillenwater

ksgillen@gmail.com

92008

Robert Dmohowski

From: Lana Olmstead <matt@firesuite.net>
Sent: Friday, September 28, 2018 4:53 PM
To: City Council
Subject: A message from Lana



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Lana Olmstead

Lolms18733@gmail.com

92049

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, January 20, 2019 8:31 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Landon

Sent from my iPhone

Begin forwarded message:

From: Landon Schechter <matt@firesuite.net>
Date: January 20, 2019 at 8:23:34 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Landon



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Landon Schechter

alaneschechter@yahoo.com

92056

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, January 21, 2019 3:56 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Loree

Sent from my iPhone

Begin forwarded message:

From: Loree Hawkins-Arbaugh <matt@firesuite.net>
Date: January 21, 2019 at 3:55:28 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Loree



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Loree Hawkins-Arbaugh

Loreearbaugh@gmail.com

93083

Robert Dmohowski

From: Maddison Hinkle <matt@firesuite.net>
Sent: Tuesday, October 23, 2018 3:09 PM
To: City Council
Subject: A message from Maddison



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Maddison Hinkle

Perfectwbu@gmail.com

92630

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, January 04, 2019 10:34 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Kelly

Sent from my iPad

Begin forwarded message:

From: Kelly Miller <matt@firesuite.net>
Date: January 4, 2019 at 9:41:23 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Kelly



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Kelly Miller

peeweefan78@hotmail.com

92056

Robert Dmohowski

From: Kendra Uminger <matt@firesuite.net>
Sent: Friday, October 19, 2018 10:36 AM
To: City Council
Subject: A message from Kendra



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Kendra Uminger

kendra.uminger@gmail.com

92081

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, January 17, 2019 7:49 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Meg

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Meg Simon <matt@firesuite.net>
Date: January 17, 2019 at 7:48:27 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Meg



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Meg Simon

megsimon4@gmail.com

92081

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, January 11, 2019 12:14 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Megan

Sent from my iPhone

Begin forwarded message:

From: Megan Allison <matt@firesuite.net>
Date: January 11, 2019 at 11:24:44 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Megan



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Megan Allison

mallison@miracosta.edu

92056

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, January 13, 2019 10:14 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Megan

Sent from my iPhone

Begin forwarded message:

From: Megan Anderson <matt@firesuite.net>
Date: January 13, 2019 at 9:47:34 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Megan



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Megan Anderson

Manderson951@aol.com

92591

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, October 29, 2018 11:23 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from megan

Sent from my iPhone

Begin forwarded message:

From: megan malone <matt@firesuite.net>
Date: October 29, 2018 at 10:52:40 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from megan



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

megan malone

mmalone1226@gmail.com

91977

Robert Dmohowski

From: Deanna Lorson
Sent: Saturday, October 13, 2018 10:02 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Meghan

Sent from my iPhone

Begin forwarded message:

From: Meghan Manion <matt@firesuite.net>
Date: October 13, 2018 at 9:51:39 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Meghan



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Meghan Manion

Mmanion113@gmail.com

92592

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, January 13, 2019 10:14 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Maressa

Sent from my iPhone

Begin forwarded message:

From: Maressa Conover <matt@firesuite.net>
Date: January 13, 2019 at 9:25:34 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Maressa



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Maressa Conover

maressaconover@gmail.com

91977

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, January 04, 2019 12:57 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Kierstin

Sent from my iPhone

Begin forwarded message:

From: Kierstin Rielly <matt@firesuite.net>
Date: January 4, 2019 at 11:14:19 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Kierstin



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Kierstin Rielly

kierstinrielly@gmail.com

92057

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, January 14, 2019 11:33 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Kevin

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Kevin Boryk <matt@firesuite.net>
Date: January 14, 2019 at 9:19:41 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Kevin



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Kevin Boryk

kevin.boryk@gmail.com

92024

Robert Dmohowski

From: Kory Hunter <matt@firesuite.net>
Sent: Friday, October 19, 2018 10:34 AM
To: City Council
Subject: A message from Kory



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Kory Hunter

kory.m.hunter@gmail.com

92010

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, October 26, 2018 7:10 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Kim

Sent from my iPhone

Begin forwarded message:

From: Kim Gonzalez <matt@firesuite.net>
Date: October 26, 2018 at 2:46:46 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Kim



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Kim Gonzalez

kimgonzalez121@gmail.com

92025

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, October 25, 2018 8:20 AM
To: Robert Dmohowski; Jeff Hunt; Jonathan Borrego
Subject: FW: A message from Kristina

From: Kristina Garcia <matt@firesuite.net>
Sent: Thursday, October 25, 2018 8:12 AM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Kristina



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Kristina Garcia

klynng89@gmail.com

92530

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, October 30, 2018 9:37 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Michelle

Sent from my iPhone

Begin forwarded message:

From: Michelle Crisp <matt@firesuite.net>
Date: October 30, 2018 at 9:35:10 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Michelle



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Michelle Crisp

Michellemcrisp@gmail.com

92024

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, September 23, 2018 9:18 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Melissa

Sent from my iPhone

Begin forwarded message:

From: Melissa Ninegar <matt@firesuite.net>
Date: September 23, 2018 at 7:53:14 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Melissa



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Melissa Ninegar

mmninegar@msn.com

92024

Robert Dmohowski

From: Deanna Lorson
Sent: Saturday, January 19, 2019 6:00 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Natasha

Sent from my iPhone

Begin forwarded message:

From: Natasha Harkison <matt@firesuite.net>
Date: January 19, 2019 at 3:44:24 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Natasha



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Natasha Harkison

hello@ohiplant.com

92708

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, October 23, 2018 12:41 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Natasha

Sent from my iPhone

Begin forwarded message:

From: Natasha Warrick <matt@firesuite.net>
Date: October 23, 2018 at 12:09:25 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Natasha



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Natasha Warrick

nywarrick@gmail.com

92591

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, January 13, 2019 10:14 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Megan

Sent from my iPhone

Begin forwarded message:

From: Megan Anderson <matt@firesuite.net>
Date: January 13, 2019 at 9:47:34 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Megan



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Megan Anderson

Manderson951@aol.com

92591

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 7:13 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Nelly

Sent from my iPad

Begin forwarded message:

From: Nelly Buchanan <matt@firesuite.net>
Date: October 24, 2018 at 6:07:36 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Nelly



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Nelly Buchanan

nellydpt@yahoo.com

92054

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, October 29, 2018 11:23 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from megan

Sent from my iPhone

Begin forwarded message:

From: megan malone <matt@firesuite.net>
Date: October 29, 2018 at 10:52:40 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from megan



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

megan malone

mmalone1226@gmail.com

91977

Robert Dmohowski

From: Deanna Lorson
Sent: Saturday, October 13, 2018 10:02 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Meghan

Sent from my iPhone

Begin forwarded message:

From: Meghan Manion <matt@firesuite.net>
Date: October 13, 2018 at 9:51:39 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Meghan



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Meghan Manion

Mmanion113@gmail.com

92592

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, November 20, 2018 3:01 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Marivel

Sent from my iPhone

Begin forwarded message:

From: Marivel Pena-Morrison <matt@firesuite.net>
Date: November 20, 2018 at 2:27:45 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Marivel



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Marivel Pena-Morrison

marivelmorrison32@gmail.com

92058

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, November 18, 2018 12:08 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Reagan

Sent from my iPhone

Begin forwarded message:

From: Reagan Helms <matt@firesuite.net>
Date: November 17, 2018 at 5:37:54 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Reagan



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Reagan Helms

helms.reagan@gmail.com

92084

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, January 04, 2019 9:12 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Richard (Dick)

Sent from my iPhone

Begin forwarded message:

From: "Richard (Dick) Bartlett" <matt@firesuite.net>
Date: January 4, 2019 at 6:42:38 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Richard (Dick)



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Richard (Dick) Bartlett

dickbartlett40@gmail.com

92054

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, October 28, 2018 5:36 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Richard

Sent from my iPad

Begin forwarded message:

From: Richard Trammell <matt@firesuite.net>
Date: October 28, 2018 at 5:31:11 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Richard



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Richard Trammell

rmt122180@gmail.com

92584

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, September 24, 2018 10:15 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Robert

Sent from my iPhone

Begin forwarded message:

From: Robert Macejak <matt@firesuite.net>
Date: September 24, 2018 at 7:18:56 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Robert



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Robert Macejak

rmacejak@gmail.com

92057

Robert Dmohowski

From: Rolan joy Garcia <matt@firesuite.net>
Sent: Friday, September 28, 2018 6:43 PM
To: City Council
Subject: A message from Rolan joy



9906 Scripps Westview way
168

Rolan joy Garcia

rjoypgarcia@gmail.com

92131

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, November 16, 2018 11:12 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Nicole

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPad

Begin forwarded message:

From: Nicole Becker <matt@firesuite.net>
Date: November 16, 2018 at 9:57:24 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Nicole



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Nicole Becker

nicskee@yahoo.com

92028

Robert Dmohowski

From: Shannon Carey <matt@firesuite.net>
Sent: Wednesday, September 26, 2018 6:23 AM
To: City Council
Subject: A message from Shannon



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Shannon Carey

Shannon.carey.m@gmail.com

92675

Robert Dmohowski

From: Sean Donovan <matt@firesuite.net>
Sent: Saturday, September 29, 2018 6:49 AM
To: City Council
Subject: A message from Sean



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Sean Donovan

seanddonovan@gmail.com

92054

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, October 30, 2018 3:17 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Shannon

Sent from my iPhone

Begin forwarded message:

From: Shannon Ramo <matt@firesuite.net>
Date: October 30, 2018 at 3:13:06 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Shannon



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Shannon Ramo

shannoramo@gmail.com

92024

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, October 25, 2018 7:45 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Shelly

Sent from my iPhone

Begin forwarded message:

From: Shelly Edwards <matt@firesuite.net>
Date: October 25, 2018 at 7:20:23 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Shelly



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Shelly Edwards

shelly@whiteconstructioninc.com

92009

Robert Dmohowski

From: Sheri Lopez <matt@firesuite.net>
Sent: Friday, October 19, 2018 10:48 AM
To: City Council
Subject: A message from Sheri



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Sheri Lopez

sheriraelopez@gmail.com

92011

Robert Dmohowski

From: Sherry moore <matt@firesuite.net>
Sent: Saturday, September 29, 2018 5:23 AM
To: City Council
Subject: A message from Sherry



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Sherry moore

smoore@ucsd.edu

92101

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, January 13, 2019 10:14 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Nicole

Sent from my iPhone

Begin forwarded message:

From: Nicole Lo <matt@firesuite.net>
Date: January 13, 2019 at 9:59:52 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Nicole



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Nicole Lo

colemansell@gmail.com

92003

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, October 04, 2018 9:26 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from TJ

Sent from my iPhone

Begin forwarded message:

From: TJ majeske <matt@firesuite.net>
Date: October 4, 2018 at 9:20:42 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from TJ



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

TJ majeske

Majesketj@gmail.com

92106

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, November 05, 2018 8:48 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Vanessa

Sent from my iPhone

Begin forwarded message:

From: Vanessa Gibson <matt@firesuite.net>
Date: November 5, 2018 at 8:44:32 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Vanessa



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Vanessa Gibson

Vangibson@gmail.com

92562

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, November 04, 2018 6:39 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Whitney

Sent from my iPhone

Begin forwarded message:

From: Whitney Haynes <matt@firesuite.net>
Date: November 3, 2018 at 7:58:07 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Whitney



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Whitney Haynes

haywhita@icloud.com

92130

Robert Dmohowski

From: Whitney Lettin <matt@firesuite.net>
Sent: Friday, October 19, 2018 10:36 AM
To: City Council
Subject: A message from Whitney



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Whitney Lettin

wlettin@yahoo.com

92024

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, October 02, 2018 10:42 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Will

Sent from my iPhone

Begin forwarded message:

From: Will Cangiano <matt@firesuite.net>
Date: October 2, 2018 at 9:34:02 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Will



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Will Cangiano

Will.cangiano@gmail.com

92111

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, September 26, 2018 1:19 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: FW: A message from Samantha

From: Samantha Tanner <matt@firesuite.net>
Sent: Wednesday, September 26, 2018 1:12 PM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Samantha



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Samantha Tanner

Sammyroset91@gmail.com

92057

Robert Dmohowski

From: Deanna Lorson
Sent: Saturday, September 22, 2018 9:01 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Stephanie

Sent from my iPhone

Begin forwarded message:

From: Stephanie Hassani <matt@firesuite.net>
Date: September 22, 2018 at 5:32:00 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Stephanie



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Stephanie Hassani

Stephanie.hassani@me.com

92056

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 7:12 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Sara

Sent from my iPad

Begin forwarded message:

From: Sara Benner <matt@firesuite.net>
Date: October 24, 2018 at 5:38:44 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Sara



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Sara Benner

smbenner@me.com

92054

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, September 24, 2018 5:07 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from SARA

Sent from my iPhone

Begin forwarded message:

From: SARA PLUTA <matt@firesuite.net>
Date: September 24, 2018 at 5:03:34 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from SARA



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

SARA PLUTA

sjp1177@gmail.com

85251

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, November 02, 2018 2:24 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Sarah

Sent from my iPhone

Begin forwarded message:

From: Sarah Shortridge <matt@firesuite.net>
Date: November 2, 2018 at 1:42:06 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Sarah



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Sarah Shortridge

glittergrlss@yahoo.com

92217

Robert Dmohowski

From: Sarah Davila <matt@firesuite.net>
Sent: Friday, September 28, 2018 5:07 PM
To: City Council
Subject: A message from Sarah



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Sarah Davila

Sadavila@hotmail.com

92572

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, November 21, 2018 10:59 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Olivia

Sent from my iPad

Begin forwarded message:

From: Olivia Aguilanza <matt@firesuite.net>
Date: November 21, 2018 at 6:58:58 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Olivia



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Olivia Aguilanza

Oda.media@outlook.com

92591

Robert Dmohowski

From: pamela minix <matt@firesuite.net>
Sent: Saturday, September 29, 2018 7:57 PM
To: City Council
Subject: A message from pamela



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

pamela minix

pamminix@gmail.com

92109

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, November 04, 2018 7:23 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Zach

Sent from my iPhone

Begin forwarded message:

From: Zach Smoot <matt@firesuite.net>
Date: November 4, 2018 at 7:02:07 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Zach



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Zach Smoot

Floydflowers@live.com

93465

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, October 15, 2018 9:59 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from William

Sent from my iPhone

Begin forwarded message:

From: William Felton <matt@firesuite.net>
Date: October 15, 2018 at 9:37:37 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from William



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

William Felton

mwfl@gmx.com

92056

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 8:01 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Steve

Sent from my iPad

Begin forwarded message:

From: Steve Schur <matt@firesuite.net>
Date: October 24, 2018 at 7:18:23 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Steve



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Steve Schur

Stevenhaw22@yahoo.com

92057

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, December 23, 2018 8:23 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Zachary

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Zachary Smoot <matt@firesuite.net>
Date: December 23, 2018 at 7:17:33 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Zachary



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Zachary Smoot

Floydflowers@live.com

93465

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, October 29, 2018 7:56 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Suzanne

Sent from my iPad

Begin forwarded message:

From: Suzanne Rodriguez <matt@firesuite.net>
Date: October 29, 2018 at 7:55:05 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Suzanne



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Suzanne Rodriguez

rodriguez_suzanne@hotmail.com

92058

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, October 08, 2018 12:22 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Susan

Sent from my iPhone

Begin forwarded message:

From: Susan Insko <matt@firesuite.net>
Date: October 8, 2018 at 12:09:49 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Susan



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Susan Insko

susaninsko@yahoo.com

92057

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 7:13 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Tiana

Sent from my iPad

Begin forwarded message:

From: Tiana Sterling <matt@firesuite.net>
Date: October 24, 2018 at 7:00:42 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Tiana



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Tiana Sterling

Tianajgray@yahoo.com

92021

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, September 21, 2018 1:26 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Timothy

Sent from my iPhone

Begin forwarded message:

From: Timothy Beveridge <matt@firesuite.net>
Date: September 21, 2018 at 11:59:20 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Timothy



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Timothy Beveridge

rangrxt98@gmail.com

92586

Robert Dmohowski

From: Tina Rabe-Matcke <matt@firesuite.net>
Sent: Saturday, September 29, 2018 9:15 AM
To: City Council
Subject: A message from Tina



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Tina Rabe-Matcke

Rabe.tina@gmail.com

92139

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, October 21, 2018 1:19 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Tj

Sent from my iPhone

Begin forwarded message:

From: Tj Majeske <matt@firesuite.net>
Date: October 21, 2018 at 1:17:03 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Tj



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Tj Majeske

Majesketj@gmail.com

92008

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, January 11, 2019 6:22 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Patrick

Sent from my iPad

Begin forwarded message:

From: Patrick Farmer <matt@firesuite.net>
Date: January 11, 2019 at 5:13:19 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Patrick



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Patrick Farmer

patrickandrewfarmer@gmail.com

92101

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, October 21, 2018 1:20 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Raquel

Sent from my iPhone

Begin forwarded message:

From: Raquel Carrillo <matt@firesuite.net>
Date: October 21, 2018 at 12:53:59 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Raquel



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Raquel Carrillo

Azna1115@aol.com

92058

Robert Dmohowski

From: Deanna Lorson
Sent: Sunday, September 23, 2018 10:54 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Nicole

Sent from my iPhone

Begin forwarded message:

From: Nicole Chavira <matt@firesuite.net>
Date: September 23, 2018 at 9:44:34 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Nicole



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Nicole Chavira

nchavira28@yahoo.com

92530

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, September 28, 2018 7:02 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Nicole

Sent from my iPhone

Begin forwarded message:

From: Nicole Lender <matt@firesuite.net>
Date: September 28, 2018 at 6:26:08 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Nicole



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Nicole Lender

lender.nicole@gmail.com

92075

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, September 21, 2018 9:36 AM
To: Robert Dmohowski; Jeff Hunt; Jonathan Borrego
Subject: FW: A message from Melisa

From: Melisa Mika <matt@firesuite.net>
Sent: Friday, September 21, 2018 9:13 AM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Melisa



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Melisa Mika

teammika@cox.net

92679

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 8:40 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Melissa

Sent from my iPad

Begin forwarded message:

From: Melissa Barnes <matt@firesuite.net>
Date: October 24, 2018 at 8:29:46 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Melissa



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Melissa Barnes

s.m.davis1811@gmail.com

92570

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, September 18, 2018 3:13 PM
To: Robert Dmohowski; Jeff Hunt; Jonathan Borrego
Subject: FW: A message from Melissa

From: Melissa Kinzler <matt@firesuite.net>
Sent: Tuesday, September 18, 2018 3:11 PM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Melissa



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Melissa Kinzler

Mak2@humboldt.edu

92058

Robert Dmohowski

From: Melissa Clough <matt@firesuite.net>
Sent: Tuesday, October 23, 2018 3:36 PM
To: City Council
Subject: A message from Melissa



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Melissa Clough

yoginimelly@yahoo.com

92078

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, December 26, 2018 8:14 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Marivel

Sent from my iPhone

Begin forwarded message:

From: Marivel Morrison <matt@firesuite.net>
Date: December 25, 2018 at 1:31:46 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Marivel



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Marivel Morrison

marivelmorrison32@yahoo.com

92058

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, January 14, 2019 7:37 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Matt

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Matt Fallesen <matt@firesuite.net>
Date: January 14, 2019 at 6:54:13 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Matt



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Matt Fallesen

matthew.fallesen@edwardjones.com

92590

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, January 08, 2019 10:43 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Marnee

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Marnee Hamdi <matt@firesuite.net>
Date: January 8, 2019 at 9:01:41 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Marnee



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Marnee Hamdi

Marneehamdi@gmail.com

92083

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, January 07, 2019 8:10 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Janice

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Janice Patterson <matt@firesuite.net>
Date: January 7, 2019 at 8:04:58 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Janice



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Janice Patterson

jpatterson@emersonconstruction.com

92056

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, January 09, 2019 7:09 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Kelly

Sent from my iPhone

Begin forwarded message:

From: Kelly Krezek <matt@firesuite.net>
Date: January 9, 2019 at 6:46:50 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Kelly



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Kelly Krezek

kellykrezek@gmail.com

92003

Robert Dmohowski

From: Deanna Lorson
Sent: Friday, December 28, 2018 1:34 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: FW: A message from Jasmine

Follow Up Flag: Follow up
Flag Status: Flagged

From: Jasmine Zheng
Sent: Friday, December 28, 2018 1:33 PM
To: City Council
Subject: A message from Jasmine



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Jasmine Zheng

Jasminemzheng@msn.com

92069

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, September 24, 2018 5:07 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Jason

Sent from my iPhone

Begin forwarded message:

From: Jason Piniol <matt@firesuite.net>
Date: September 24, 2018 at 4:48:27 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Jason



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Jason Piniol

jpiniol@gmail.com

92003

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, January 14, 2019 9:16 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Jason

Sent from my iPhone

Begin forwarded message:

From: Jason Prall <matt@firesuite.net>
Date: January 14, 2019 at 9:13:42 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Jason



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Jason Prall

jasonprall@gmail.com

92008

Robert Dmohowski

From: Jennifer Vermillion <matt@firesuite.net>
Sent: Friday, September 28, 2018 4:35 PM
To: City Council
Subject: A message from Jennifer



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Jennifer Vermillion

jenniferisok@msn.com

92026

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, September 27, 2018 7:34 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Jessica

Sent from my iPhone

Begin forwarded message:

From: Jessica Solorzano <matt@firesuite.net>
Date: September 27, 2018 at 7:04:09 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Jessica



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Jessica Solorzano

Solofam03@yahoo.com

92040

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, October 16, 2018 4:38 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: FW: A message from Jenny

From: Jenny Foster <matt@firesuite.net>
Sent: Tuesday, October 16, 2018 3:48 PM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Jenny



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Jenny Foster

jenny.foster.guru@gmail.com

92058

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, January 03, 2019 7:30 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from James

Sent from my iPhone

Begin forwarded message:

From: James Assali <matt@firesuite.net>
Date: January 3, 2019 at 6:58:30 PM PST
To: Council@ci.oceanside.ca.us
Subject: A message from James



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

James Assali

jamesassali1@gmail.com

92692

Robert Dmohowski

From: Deanna Lorson
Sent: Tuesday, October 30, 2018 8:38 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Jacqueline

Sent from my iPad

Begin forwarded message:

From: Jacqueline Becker <matt@firesuite.net>
Date: October 30, 2018 at 8:11:42 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Jacqueline



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Jacqueline Becker

Jlbradford89@gmail.com

92058

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 6:30 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Erin

Sent from my iPhone

Begin forwarded message:

From: Erin Delgado <matt@firesuite.net>
Date: October 23, 2018 at 11:33:35 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Erin



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Erin Delgado

erinchristine91@gmail.com

92139

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 9:57 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Jamie

Sent from my iPhone

Begin forwarded message:

From: Jamie Hackbarth <matt@firesuite.net>
Date: October 24, 2018 at 9:55:41 AM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Jamie



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Jamie Hackbarth

Iceychips@yahoo.com

92508

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 7:13 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Faith

Sent from my iPad

Begin forwarded message:

From: Faith Bright <matt@firesuite.net>
Date: October 24, 2018 at 6:59:57 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Faith



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Faith Bright

[Faitherino@yahoo.com](mailto:Fatherino@yahoo.com)

92056

Robert Dmohowski

From: Frank Cowell <matt@firesuite.net>
Sent: Friday, October 19, 2018 10:48 AM
To: City Council
Subject: A message from Frank



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Frank Cowell

frankcowell@gmail.com

92011

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, January 07, 2019 7:30 AM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Fred

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPhone

Begin forwarded message:

From: Fred Custodio <matt@firesuite.net>
Date: January 7, 2019 at 6:50:53 AM PST
To: Council@ci.oceanside.ca.us
Subject: A message from Fred



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Fred Custodio

Fredcustodio@gmail.com

92692

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, September 24, 2018 5:08 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Gavin

Sent from my iPhone

Begin forwarded message:

From: Gavin Brown <matt@firesuite.net>
Date: September 24, 2018 at 4:39:31 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Gavin



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Gavin Brown

valentinelgbrown@gmail.com

92081

Robert Dmohowski

From: Emma Voss <matt@firesuite.net>
Sent: Friday, October 19, 2018 11:41 AM
To: City Council
Subject: A message from Emma



{Field Name:2}

Emma Voss

emmavoss7@gmail.com

92024

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, December 24, 2018 2:33 PM
To: Robert Dmohowski; Jeff Hunt; Jonathan Borrego
Subject: FW: A message from Erica

Follow Up Flag: Follow up
Flag Status: Flagged

From: Erica Swick
Sent: Monday, December 24, 2018 2:25 PM
To: City Council
Subject: A message from Erica



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Erica Swick

Ericalswick@gmail.com

91901

Robert Dmohowski

From: Deanna Lorson
Sent: Wednesday, October 24, 2018 8:40 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: Fwd: A message from Donna

Sent from my iPad

Begin forwarded message:

From: Donna Niemann <matt@firesuite.net>
Date: October 24, 2018 at 8:33:06 PM PDT
To: Council@ci.oceanside.ca.us
Subject: A message from Donna



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Donna Niemann

donnaniem@gmail.com

92057

Robert Dmohowski

From: Deanna Lorson
Sent: Monday, September 24, 2018 1:30 PM
To: Robert Dmohowski; Jonathan Borrego; Jeff Hunt
Subject: FW: A message from Erica

From: Erica Terry <matt@firesuite.net>
Sent: Monday, September 24, 2018 1:27 PM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Erica



Dear Mayor and Honorable Council Members:

I support North River Farms because I am excited to see these creative ideas come to Oceanside. Farming, education, and creating as part of a broader community is something that appeals to me. This is a place that I would either visit or live. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future.

Erica Terry

terryocean008@gmail.com

92054

Robert Dmohowski

From: Dylan Voss <matt@firesuite.net>
Sent: Friday, October 19, 2018 12:02 PM
To: City Council
Subject: A message from Dylan



{Field Name:2}

Dylan Voss

dv903@nyu.edu

92024

Robert Dmohowski

From: Deanna Lorson
Sent: Thursday, October 25, 2018 3:50 PM
To: Robert Dmohowski; Jeff Hunt; Jonathan Borrego
Subject: FW: A message from Duvae

From: Duvae Morgan <matt@firesuite.net>
Sent: Thursday, October 25, 2018 3:06 PM
To: City Council <Council@ci.oceanside.ca.us>
Subject: A message from Duvae



Dear Mayor and Honorable Council Members:

I want to express my support of North River Farms, and I am excited to see these creative ideas come to Oceanside. Farming, education, and creative spaces—as part of this thriving community—is something that appeals to me. Infrastructure, improvements and planning are part of the future of Oceanside and I think North River Farms has done a good job of looking toward the future. North River Farms is a place I would either visit or consider moving to.

Duvae Morgan

duvaem@gmail.com

92009
