August 6, 2025

Dear Oceanside Planning Commission,

Subject: Guajome Lake Parcel Number 157-412-1500 Rincon Homes request for exemption of Zoning Ordinances.

The proposal to remove the protections from this parcel has come to the attention of the San Diego Equestrian Community.

This parcel is in a very special protected location close to Guajome Regional Park (a San Diego County Park) and an Equestrian Community in Oceanside. SP & EQ Zoning Ordinances currently apply to development of this parcel.

**We strongly oppose removing the protections that were put in place to protect a century of equestrian presence and decades of planning documents that recognize the equestrian community’s needs, and protect & preserve the wetlands, birds, and animals that call Guajome Park home.**

**PROJECT DESCRIPTION SUMMARY: Proponent: Rincon Homes**

**Objective: The objective of the Project is to construct 83 single family homes through approval of a development plan, tentative map, and density bonus. Development would occur on approximately 9.86 acres of the 16.78-acre Project site. The primary access point, Guajome Lake Road, would be improved. Additional Project activities include 40-foot curb-to-curb improvements, consisting of a 5.5-foot parkway and a 4.5-foot sidewalk. Lastly, the internal private road would be 28-32 feet wide with 5-foot sidewalks. The homes would be developed in the southern portion of the Project site, which has been previously disturbed and graded. The northernmost portion, along the riparian corridor, would be preserved and avoided; thus, leaving approximately 3.77 acres as open space.**

**In order to accommodate the project as allowed under SDBL, the project cannot physically comply with all of the development standards that apply to standard single-family residential projects. Based on the proposed design to accommodate Density Bonus units, the project application incorporates waivers of development standards, including; reduction of lot size and lot width, reduction of setbacks, increase lot depth to width ratio, increased lot coverage, retaining wall height and design, and a waiver of applicable equestrian development standards.**

**First and foremost, the City must honor its promise to the public to preserve special zoning districts that have been created to protect Guajome Regional Park, and the Equestrian Residents in the area.**

**With the increase in traffic on Guajome Lake Road a trail will be needed along the length of the road to ensure the safety of horse and rider, as this road is currently an access road used by equestrians to enter the park.**

**Purposes of Zoning Ordinances: The broad purposes of the Zoning Ordinance are to protect and promote the public health, safety, and general welfare, and to implement the policies of the City of Oceanside General Plan, as provided in the California Government Code, Title 7, Chapters 3 and 4 and in the California Constitution.

More specifically, the Zoning Ordinance is intended to:**A. Provide a precise guide for the physical development of the City in order to:

 1. Preserve the character and quality of residential neighborhoods.

 2. Foster convenient, harmonious, and workable relationships among land uses;

and

3. Achieve progressively the arrangement of land uses described in the Land Use Element of the General Plan.

**Equestrian Overlay District Zoning Ordinance**The specific purposes of the EQ Equestrian Overlay District are to:

A. Provide for recreational opportunities by establishing an equestrian trail network around Guajome

Regional Park and the San Luis Rey River within the Guajome Neighborhood Planning Area.

B. Provide appropriate design standards and criteria for the keeping and protection of horses on private property.

C. Create, enhance, and protect the equestrian and rural atmosphere within the overlay area by integrating open space areas and urban areas with horse trails.

D. Achieve a visually pleasing and compatible relationship between buildings and accessory structures, horse trails, open space and planting areas, and the natural environment by providing appropriate buffers between equestrian and non-equestrian uses.

**Clearly the protection of Guajome Park and the Established Equestrian Community is expressed in this Zoning Ordinance.**

 **All development projects within the EQ District requiring the approval of the Planning Commission or the City Planner shall be reviewed for compliance with the design criteria and development regulations. Prior to the issuance of a building permit for any structure within the EQ District, the City Planner shall determine whether the structure conforms with these requirements or is exempt from compliance.**

**The Equestrian Communities thrives in this location because of the protection of the Equestrian District.**

**We hope you will enforce all obligations of the property owner to adhere to all zoning regulations, the Scenic Park Overlay District, and the Equestrian Overlay District requirements that protect Guajome Regional Park, its wildlife, and our Equestrian friends and neighbors.**

**Finally, terminating these Zoning Ordinances would set a dangerous precedent. It would signal that no zoning district ordinance agreement is safe, that long-standing commitments to communities, the environment and future generations can be undone when politically or financially convenient.**

**We feel you would be doing a great disservice to all Oceanside & San Diego County residents as it affects current and future generations by removing the protective zoning ordinances that have been placed on this parcel.**

You have the ability, and responsibility, to ensure that this project complies with density bonus law, environmental issues are addressed and that we end up with a project that will benefit our community.

**Sincerely,**

**Email to: planningcommission@oceansideca.org**