



## Summary of Public Input

### **Virtual Office Hours: South Morro Hills**

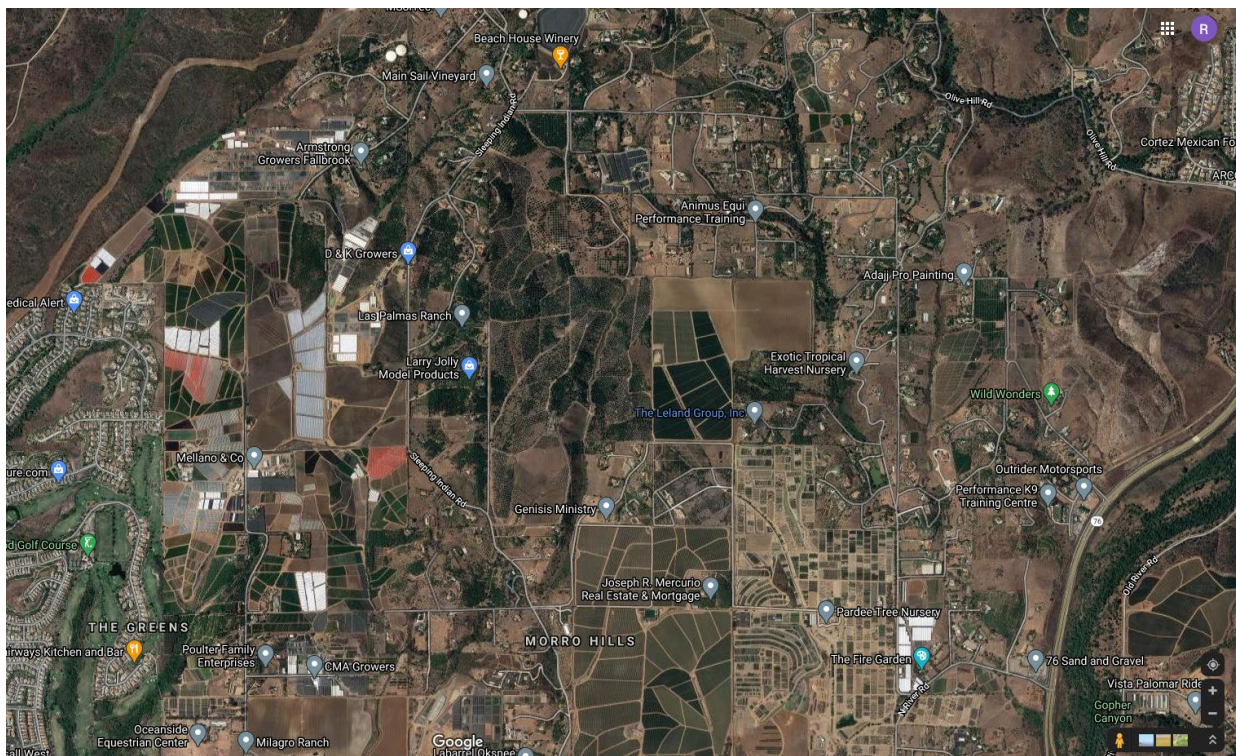
February 18 @ 5:00pm

14 Participants

- Residents highly value the rural character of South Morro Hills.
- It is important not to conflate agricultural land with passive or active use open space. These are two different land use and zoning designations. The agricultural land use and zoning designation provides for farming operations, low-density residential, and other ancillary uses. For commercial farmers, the agricultural district is where they conduct business.
- There is a tendency for residents in other parts of the City to think of the South Morro Hills area as common open space. They are not always cognizant that maintaining the agricultural character of the area faces many economic challenges.
- Residents of the adjacent Arrowood neighborhood value the sense of spaciousness that SMH provides.
- If SMH is going to accommodate more housing and more agritourism uses, emergency access and egress will become an increasingly important consideration. It is essential that roadways within SMH be able to accommodate emergency vehicles and allow for timely evacuation.
- The City should consider implementing safe bicycle facilities within SMH, with an understanding that large vehicles serving farming operations require wide roadways.
- North River Road can become highly congested during peak commute periods, with much of the traffic generated by Camp Pendleton.
- The future of farming in SMH depends on finding additional sources of revenue for commercial farmers.
- The nature of farming will continue to evolve in SMH. Policies and standards should accommodate this evolution.
- Virtually all SMH residents appear to be supportive of Tier 1 agritourism uses. Some have reservations about Tier 2 uses.
- It is understood that the success of agritourism depends in large measure on the extent to which the scenic quality of SMH can be preserved and enhanced.



- It is vital that potential incompatibilities between different land uses be recognized and addressed. Without careful consideration, the expansion of housing in SMH could be a detriment to ongoing farming operations.
- In lieu of another bridge over the SLR River, the City could consider an Arizona crossing.
- The current 2.5-acre minimum lot size could impede efforts to establish agritourism uses along Sleeping Indian and other roadways in SMH. The City could consider allowing small lot sizes adjacent to these roadways.
- It may be possible to extend sewer infrastructure into SMH through the Arrowood neighborhood.
- The San Diego region has seen a 29% decrease in the number of farms in recent years. It is essential that the City understand what farmers need to stay in business.



SMH includes a mix of commercial farms, estate residential, and visitor-serving venues

