

CITY ATTORNEY'S IMPARTIAL ANALYSIS

Measure L asks voters to uphold or repeal the Oceanside City Council's adoption of an ordinance amending the zoning of property for the North River Farms project.

After conducting a public hearing on November 6, 2019, the City Council approved the North River Farms project, proposed for the South Morro Hills community in northeastern Oceanside. The City Council certified an Environmental Impact Report for the North River Farms project. In addition, the City Council adopted resolutions approving a General Plan amendment, a vesting tentative map, and a development plan. Finally, the City Council introduced, and subsequently adopted, Ordinance No. 19-OR0729-1, a zone amendment necessary to implement the North River Farms project ("the North River Farms zone amendment").

The North River Farms zone amendment is the subject of this Measure. Prior to the approval of the North River Farms development application, the project site was zoned Agricultural, a designation that allows a variety of crop producing activities. Residential development is permitted in the Agricultural zone on minimum lot sizes not less than two and one-half acres provided such development does not interfere with existing, proposed, or potential agricultural operations, the open space character of the area is preserved, and the proposed residential development is consistent with General Plan policies.

The North River Farms zone amendment rezones approximately 176.6 acres of property from Agriculture to Planned Development. This zone amendment is required to authorize a planned community, including up to 585 homes, a 24.9-acre commercial village, 68.1 acres of agriculture, and 17 acres of parks/open space.

A referendum petition protesting the adoption of the North River Farms zone amendment was signed by at least 10 percent of the voters and required the City Council to either repeal the NRF zone amendment or place it before voters. The City Council placed the North River Farms zone amendment on the ballot as this Measure. The NRF zone amendment will not become effective unless the voters approve this Measure. The referendum does not address the General Plan amendment approved by the City Council for the project. Should the North River Farms zone amendment be rejected by the voters, the General Plan amendment approved to implement the project will remain.

A "yes" vote approves the North River Farms zone amendment allowing the North River Farms project, as approved by the City Council, to proceed.

A "no" vote rejects the North River Farms zone amendment necessary for the project and retains the Agricultural zoning for the project site.

The above statement is an impartial analysis of Measure L. If you desire a copy of the NRF zone amendment, please call the City Clerk's office at (760) 435-3001 and a copy will be mailed at no cost to you. You can also access the full text of the amendment at the following website: <https://www.ci.oceanside.ca.us/civicax/filebank/blobdload.aspx?BlobID=52790>.

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