

**Preamble:** North River Farms is a 176-acre dense housing project along two-lane North River Road in the northeastern area of Oceanside called South Morro Hills. This is not within a Smart Growth Corridor and no affordable housing component is included in the approved plans. In spite of recommendations to deny the project by city staff and the Planning Commission at multiple hearings, and extensive community opposition, the City Council majority approved the project in November of 2019.

A coalition of community opponents initiated a Referendum to challenge the zoning change for the project. They gathered over 12,000 signatures and qualified the measure for the November 2020 ballot.

Oceanside is one of the few remaining cities in North County that has zoning to protect agriculture and has spent years developing ways to preserve agriculture by creating alternatives like an Agritourism Plan for farmers to increase revenue and sustainability. The permanent conversion of prime farmland for this project frustrates those goals.

Further, evacuation plans in this High Fire Severity Area are inadequate for existing conditions and are exacerbated by adding hundreds more cars, placing thousands of residents at risk not only within the project but within the surrounding area that have to use the only available two-lane road for evacuation.

#### **RESOLUTION TO ENDORSE NO ON THE NORTH RIVER FARMS HOUSING PROJECT**

**Whereas,** North River Farms violates the existing General Plan by permanently converting land that is zoned for agriculture into dense market-rate housing in an area without adequate infrastructure to support such dense development. This creates an unnecessary tax burden on the existing taxpayers in Oceanside as maintenance costs will be ongoing for the life of the infrastructure and are not paid for by the developer ;

**Whereas,** North River Farms will contribute to the permanent loss of land designated as Prime Farmland and there is no planned replacement agricultural acreage;

**Whereas,** North River Farms is in a Very High Fire Severity Zone that experienced lengthy and dangerous evacuation traffic jams during the recent Lilac Fire with only a two-lane road and in out of the entire area. A proposed cantilevered expansion of the nearby College Boulevard Bridge compromises pedestrian and bicycle access and fails to address congestion at multiple locations in this part of the community that is created by the project.

**Therefore be it resolved** that the Democratic Club of Carlsbad-Oceanside (DEMCCO) will join with community and environmental groups that oppose this project to ensure this sprawl project is defeated at the polls in November, and

**Therefore be it resolved** that the Democratic Club of Carlsbad-Oceanside (DEMCCO) will work diligently with the San Diego Democratic Party to protect the remaining farmland in Oceanside, ensure the safety of its residents and will support No on the North River Farms housing project.

Approved: 6/27/2020 Signed: Linda Slater, President