



North River Farms

Grows the economy, food, schools, families, and more.

An approved farm community designed for Oceanside, North River Farms creates a new, sustainable farm and a local fresh food supply chain. North River Farms will create approximately 700 permanent jobs and contribute millions in funding for local schools, parks, public services and traffic improvements.

North River Farms provides 585 eco-friendly homes priced affordably for working families along with farmland, parks and community benefits – PLUS 58 affordable apartments set aside for low-income families that will either be built on-site or even closer to public transit. The North River Farms community REPLACES the site's previous zoning for 70 luxury homes on sprawling 2.5-acre estate lots.



Approved North River Farms Plan



Property was Zoned for Estate Homes on Sprawling Lots



Oceanside Grown: North River Farms | Highlights

San Diego County's FIRST Agrihood run by locals for locals, with 68 acres of protected farmland, including u-pick fruit fields, orchards and production farming to supply a new farmer's market. Community amenities include an outdoor amphitheater for concerts and movies, an agricultural education center, farm-to-table restaurants and retail, a mountain bike trail and new parks. The 214-acre site is a half-mile from public transit (NCTD's San Luis Rey Transit Center), a regional park, schools, retail centers and Camp Pendleton.



CREATES JOBS & ECONOMIC INVESTMENT

North River Farms will create 485 construction jobs and 674 permanent local jobs. It also is a long-awaited investment in the city's east side, spurring millions in needed economic investment where numerous working families live. All told, North River Farms will generate \$5.9 million annually in permanent economic impact for Oceanside, and \$86.4 million during construction.



BETTER INFRASTRUCTURE

North River Farms will build roads, invest \$4.5 million to expand the College Bridge and improve sewer, water and storm drain connections, and bring reclaimed water to the agricultural region – investing over \$35 million in Oceanside's infrastructure.



ENHANCED FIRE SAFETY & NEIGHBORHOOD SERVICES

North River Farms will build a new fire station and pay for a new fire truck. It also will provide \$1.6 million in annual tax revenue to Oceanside's General Fund, which pays for police, firefighters, parks, libraries, road repairs and other neighborhood services.



LESS TRAFFIC/FIXES ROADS & BRIDGE

North River Farms will pay for \$7.4 million in local traffic improvements – including widening College Bridge and fixing all roads connecting to the project – to improve emergency response times and evacuation routes and ease traffic.

Investing in Oceanside's Future

\$6M

for parks and other public facilities

\$5.2M

for local schools and education

\$1M

for Oceanside's vision plan

\$500K

new Little League and football fields at Melba Bishop Park



A Sustainable Farm Community

By integrating a working farm into the fabric of this walkable community, North River Farms will create healthy and local food sources for Oceanside. The farm will harvest fresh, accessible produce and be run and managed by the nonprofit Ecology Center, which will create and maintain a thriving education center, host community events and farm shares. The community farm will supply enough food for 1,500 Oceanside families a year – that's three times the number of families who will call NRF home.

Designed for Oceanside

North River Farms is a fully vetted and approved plan for Oceanside's South Morro Hills neighborhood. Honoring the region's rich farming history, it reflects a five-year public planning process, including a full Environmental Impact Report, public meetings and community engagement. The Oceanside City Council approved the project in November 2019.

The approved plan maintains and complements the area's rural character, preserves farming and creates an agriculturally-based neighborhood, San Diego County's first Agrihood.

Prior to North River Farms approval, the site was zoned for large estate homes on sprawling lots with no farmland or parks. North River Farms is designed for Oceanside. It is the sensible alternative to zoning that would favor expensive homes for wealthy outsiders.

AFFORDABLE HOUSING

Priced affordably from the low \$500s, the homes in North River Farms are designed for working families – nurses, teachers, police officers, firefighters and others – and half of the homes will qualify for Federal Housing Administration loans. **The project also includes 58 affordable apartments set aside for low-income families.**

ABOUT

Integral Communities is a local firm that successfully built Oceanside's first inclusionary community, Villa Stora. Encinitas-based Integral has led projects throughout California and in San Diego County. Their passion is to use creative and innovative designs to transform underutilized areas to the benefit of residents, neighbors and communities.

NEW AMENITIES—OPEN TO ALL OCEANSIDE RESIDENTS

- New farmer's market
- FIVE parks and 10 miles of trails including a mountain bike trail
- Artisanal "maker space" building with stalls for local makers
- Oceanside's first wine and balloon festival over the San Luis Rey River
- Open-air, 300-seat amphitheater on the river for concerts & more

ENVIRONMENTAL SUSTAINABILITY

- Reclaimed Water: All homes equipped with greywater systems for landscaping
- 40% of site preserved as open space
- Energy: Solar, electric bike-share and EV charging stations

EDUCATIONAL & MILITARY BENEFITS

- New Educational Center with free classes and workshops
- \$5.2 million in funding for Oceanside Unified School District
- Improved evacuation route and access to Camp Pendleton
- All homes will qualify for 100% financing through VA loans



DID YOU KNOW?

North River Farms will include Oceanside's first public dog park!

www.OceansideGrown.com

Ad paid for by Oceansiders for Jobs, Health, and Safety, a coalition of Farmers, Firefighters, Business Leaders & Affordable Housing Advocates, sponsored by The NRF Project Owner. Committee major funding from The NRF Project Owner.