



# North River Farms

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## Planned Development Plan

11 October 2019



NORTH  
RIVER  
FARMS

# North River Farms Planned Development Plan



Submitted by



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# North River Farms

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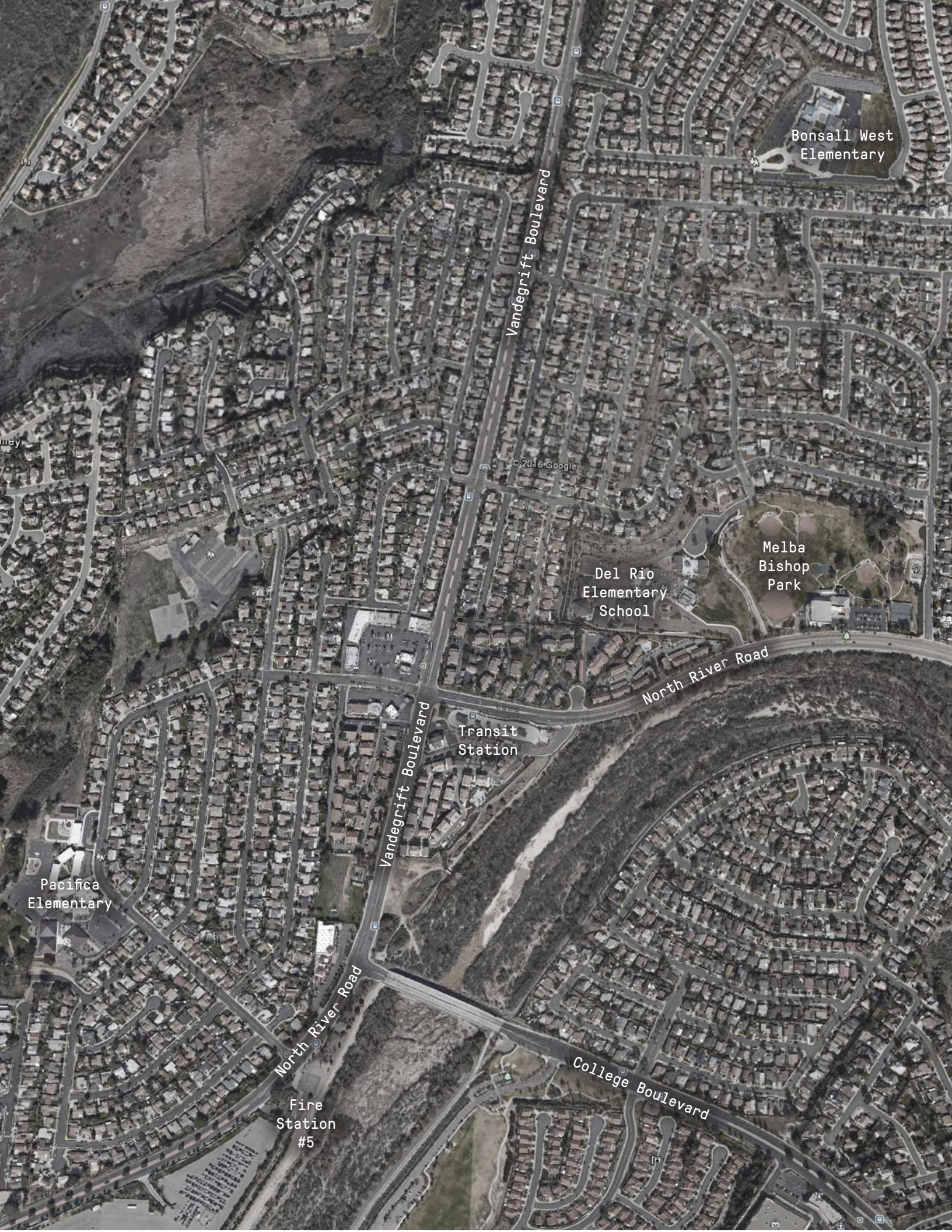
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Bonsall West Elementary

Vandegrift Boulevard

© 2016 Google

Del Rio Elementary School

Melba Bishop Park

North River Road

Transit Station

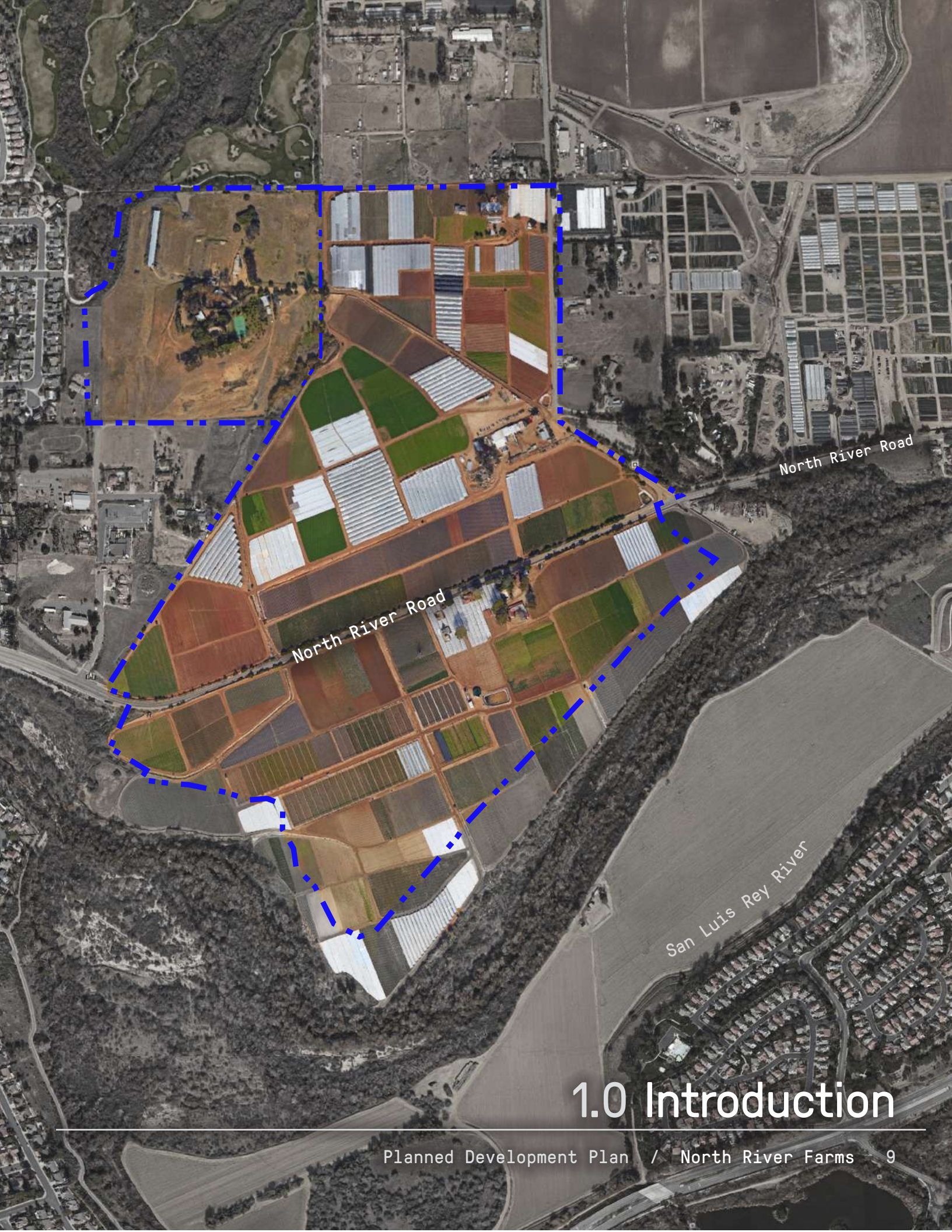
Vandegrift Boulevard

North River Road

Pacifica Elementary

Fire Station #5

College Boulevard



North River Road

North River Road

San Luis Rey River

# 1.0 Introduction

# 1.1 Project Overview

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The North River Farms Planned Development Plan (the “Plan”) area is located in the north eastern portion of the City of Oceanside, as shown by Figure 1-1, Regional Map. The Plan area marks the western entry to a region known as South Morro Hills. The 213-acre plan area is generally bisected into northern and southern sections by the existing North River Road alignment. The site and nearby surroundings are shown on Figure 1-2, Vicinity Map.

The North River Farms Plan envisions the development of a high quality agricultural based community. North River Farms intends to be a community that is connected to the greater land and its adjacent uses, promoting healthy food and healthy living, while bringing generations and the surrounding region together through agriculture, education, sustainable living and commerce. North River Farms provides access to agriculture in a way that is usable, tangible and educational to become a catalyst for the new agricultural era in this region.

The Plan establishes the land use, density, development regulations, design standards and primary infrastructure components that will direct future development within the plan area.

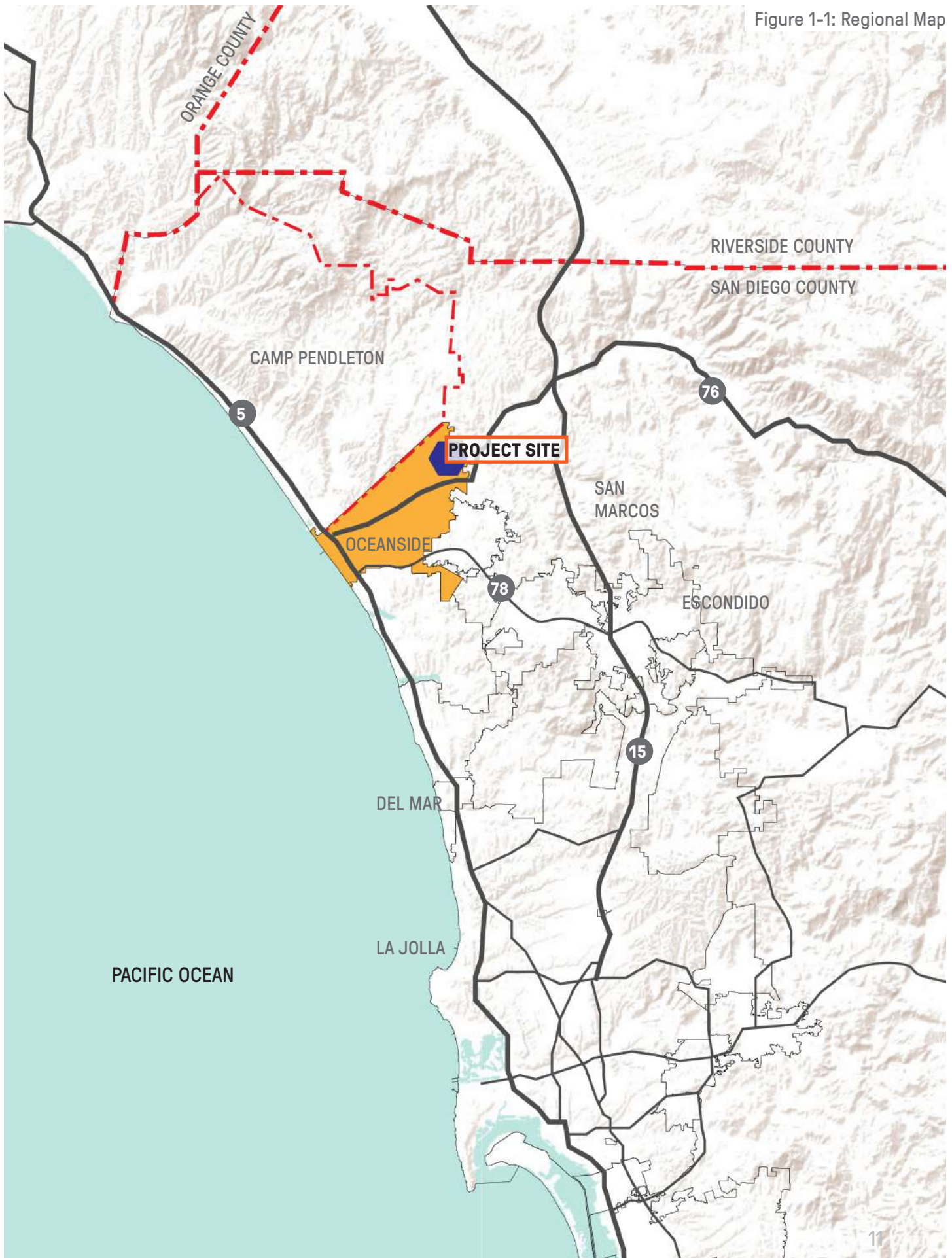
The Plan designates four separate districts that will support a variety of uses. The Village Core, or heart of the community, centers on the production farm. This area is intended to employ flexibility in the market place. A key component linking the farm to the broader community is the Education Center. Passive open space for gathering, farmers market stalls, flexible building space for retail or community uses, residential, and maker spaces are all

potential uses within this mixed use district. Designed to support the mixed use core, and to be walkable in nature, the Riverside District will feature cluster developments and small lot detached single family homes. A mix of one and two stories, these homes may serve multi-generational buyers. In order to respond to existing edge conditions, the Plan transitions from medium density around the core to a lower density north of North River Road. The North Village will feature a variety of single family detached homes, focusing on the agricultural opportunities and recreation north of the core. Farther north, in the Hilltop Village, large lot residential is intended to act as neighbors to the large lot single family residential outside of the Plan.

The Plan establishes an overall development range that could allow for a variety of agricultural uses, an array of housing types, an Education Center, and flexible commercial uses with a unit cap of 585 dwelling units which corresponds to an overall density range of 2.74 dwelling units per gross acre. Separate land use designations and development densities are prescribed in the Plan where ultimate density and build-out will be determined by the future development plans proposed for each area. All future plans will be reviewed for consistency with the Plan.

Development envisioned in the Plan will offer distinct planning areas that are tied together by a strong architectural and landscape design theme influenced by the area and its agricultural theme. The main architectural character appropriate for the PD Plan area are within the American Farm House and associated families. The concept, inspiration and vision for North River Farms are one of a relaxed traditional American Village. This

Figure 1-1: Regional Map



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village will offer a variety of architectural styles including Cottage, Americana, Modern Farmhouse, California Bungalow and Craftsman. Districts will include attached and detached housing featuring one and two-story structures with potential square footages ranging from 1,200 to 4,600 square feet, with potential for three-story structures in the village or for agricultural facilities.

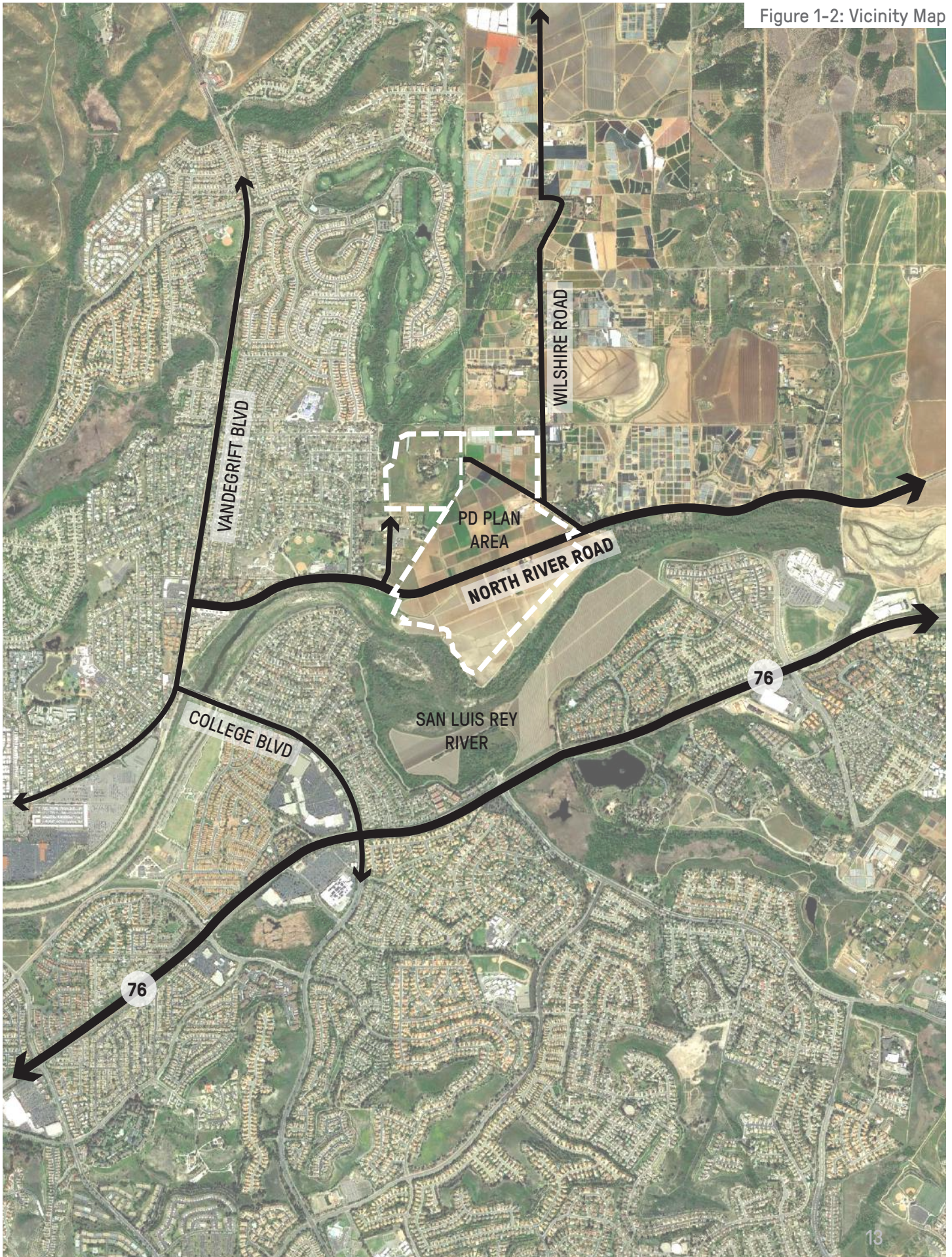
The Plan provides a comprehensive approach to the integration of agriculture and open space. A variety of parks, landscaped pathways, and open space areas are located throughout the project and are planned to be a short distance from all homes. These features form a connected community amenity that will provide both passive and active elements serving the needs of different age groups and visitors. The communities within North River Farms are comprised of a variety of distinct housing types interconnected by a system of different agrarian areas, orchard greens, walkable streets, neighborhood services, commerce, open space, agriculture and iconic community spaces. The east and west entry into the Plan reinforces the agricultural theme. A key design goal is to create a series of farm plots and agricultural facilities to be found throughout the community that bring together architecture and landscape to establish a distinct identity. A production style farm located on the south side of the Plan will be managed by a professional farmer and planted to produce CSA shares for purchase within the community and its neighbors. The Plan seeks to establish a

local food network that serves residents and the region beyond.

Prominent community open space elements help to define the character of the site and include a village park, a perimeter trail system and connections to the North and South Districts. Pedestrian and bicycle connectivity is an important focus of the planned landscape and site design. The pedestrian circulation system links community streetscape, parks, and common open space features across the site providing connectivity between districts.

The Plan will be the first step in the implementation of the project which will include a General Plan Amendment, Zoning Amendment, Planned Development Plan (PD), and a Vesting Tentative Map Application.

Figure 1-2: Vicinity Map



## 1.2 Location & Setting

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The 213-acre North River Farms Project is located at the edge of suburban development where it meets rural areas near the northeastern edge of Oceanside, California; to the west is a mix of uses including churches, an elementary school, a park, suburban residential uses and a golf course. The western boundary of the Plan area marks the western boundary of an agricultural area known as South Morro Hills. Within South Morro Hills, there are a variety of uses including estate style homes, production agriculture, a wedding venue and winery.

The Plan area is generally divided into two areas bisected by North River Road. The northern plan area is bordered on the east by Wilshire Road. Beyond the road, neighbors include 1 acre lots, the Paradise Falls wedding venue and a dog and horse training facility. To the west, the Plan area borders on the Arrowood public golf course and subdivision along with single family residential uses and churches. Existing agriculture and the San Luis Rey River border

the southern area of the Plan area.

The Plan area is near transportation, education, and retail service centers. Transportation consists of State Route 76 to the south and Vandergrift Boulevard and College Road to the west. The San Luis Rey Transit Center is located approximately one-half mile to the west. Neighborhood shopping opportunities are available along Vandergrift Boulevard and College Boulevard.

Melba Bishop Recreation Center, located in 16-acre Melba Bishop Park, is a 35,000-square-foot facility designed to meet the needs of the entire community. Included in the facility are a gymnasium with two full-size basketball courts and locker/shower facilities, auditorium, meeting room, dance/fitness room, weight room and preschool room.

No major utility easements traverse the Plan area.



## 1.3 Purpose & Scope of the Plan

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The North River Farms Plan constitutes the zoning, use regulations, and development criteria for future development of the property. The Plan has been prepared in accordance with provisions of the City of Oceanside Zoning Ordinance, specifically Article 17, which outlines the requirements of the Planned Development district. As presented in Section 1701 of the Zoning Ordinance, the specific purposes of the Planned Development District are to:

- Establish a procedure for the development of parcels of land in order to reduce or eliminate the rigidity, delays and inequities that otherwise would result from application of zoning standards and procedures designed primarily for small parcels.
- Ensure orderly and thorough planning and review procedures that will result in quality urban design.

- Encourage variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space and amenity.
- Encourage allocation and improvement of common open space in residential areas, and provide for maintenance of the open space at the expense of those who will directly benefit from it.

The PD Zone has been selected to implement this development as it allows for a variety of residential densities and building types within a comprehensive site design utilizing common infrastructure and site amenities. The Plan is a mechanism to provide customized zoning regulations and development standards to address compatibility with adjacent uses. The North River Farms project will comply with all state and local building codes.

## 1.4 Administration Overview

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This project, as a Planned Development, and its associated Re-zoning/Preliminary Planned Development Zoning Ordinance for the property, as approved and adopted by the Oceanside City Council, will serve as a supplement to the existing Oceanside Zoning Code for the Plan Area. The City Planning Staff, Planning Commission, and City Council will use this Planned Development as a vehicle to review specific development proposals and to implement the project's vision and regulations. Future development proposals and plans, whether individual buildings or collectively phased projects, must comply with the Planned

Development, as well as the General Plan and Zoning Code, where applicable. The Planned Development is intended to be used by City staff, property owners, architects, landscape architects, designers, builders and developers in the planning and design of individual projects within the Plan area. Section 12, Plan Implementation, provides a complete overview of the administration and implementation of the Planned Development.

Performance Standards as specified in Article 30, Section 3024 of the Zoning Ordinance shall apply to the Planned Development as required by Article 17, Section 1703.

# 1.5 Discretionary Applications

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To support development of the North River Farms Planned Development Plan, the project consists of the land use applications described in more detail in Section 4 – Land Use and Planning Areas. Development proposals for each Planning Area will be obligated to submit complete land use applications including, but not limited to; Engineering, Architecture and Landscape Architecture plans (ultimately developed into Construction Drawings) for review and approval subject to the current municipal and building codes Planned Development requirements, and City policies.

## **A. General Plan Amendment**

The Plan area is under a current City of Oceanside General Plan designation of Agricultural District (A). The designation does not provide for the ultimate residential densities and mix of land uses proposed for the project. The changes in the general plan land use categories allow for a range of housing types appropriate for the area and provides for a mix of commercial and lodging uses suitable to support agritourism.

A General Plan Amendment is being processed concurrently with the Plan to establish appropriate land use designations and density ranges for the project. Four planning areas have been defined. These villages are: Hilltop Village at the upper north section of the project, North Village located north of North River Road, Riverside Village, south of North River Road at the west project area, and the Village Core in the south east center of the community. The Hilltop Village is planned for single family residential with larger lot sizes. The North Village proposes a variety of low density, single family housing lot sizes. The Riverside Village proposes a variety of medium density housing products. In the area known as the

Village Core a variety of housing types will be allowed as well as Village Commercial uses. These land use designations correspond to the individual Planning Areas, which are explained further in Section 4.

## **B. Zoning Amendment**

Currently, the entire property is designated as Agricultural – (A) under the City’s Zoning Ordinance. A Zone Amendment is proposed that will designate the entire property as Planned Development – (PD) with the North River Farms Plan serving as the regulating document.

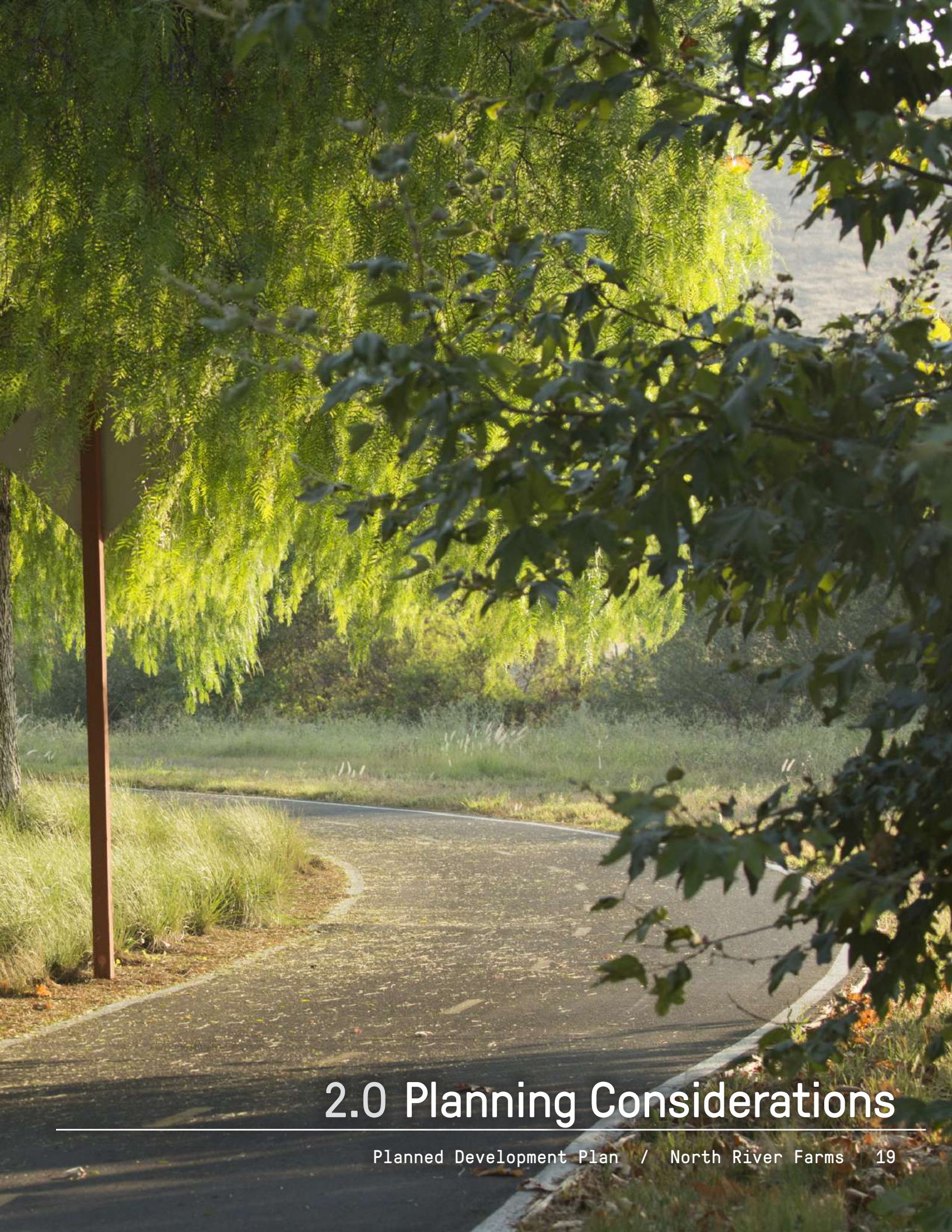
## **C. Vesting Tentative Maps**

A Vesting Tentative Map (TM) is proposed that will present specific lot configurations for all Planning Areas. The TM also creates master lots in the Village Core to be developed separately subject to the review process defined in Section 12, Plan Implementation

## **D. Development Plan**

A Development Plan is proposed as required in conjunction with the Plan. The Development Plan corresponds to the Vesting Tentative Map presenting the proposed lotting and conceptual grading elements of the project. The Development Plan for the Planning Areas presents the proposed site layout and project architecture along with additional information related to aesthetics, building orientation, circulation and parking, conceptual landscaping, open space, and storm drainage. Precise development plans for future phases will be submitted at a later date. These plans will provide all required details and information outlined in Article 43 of the City of Oceanside Zoning Ordinance.





## 2.0 Planning Considerations

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## 2.1 Surrounding Land Uses

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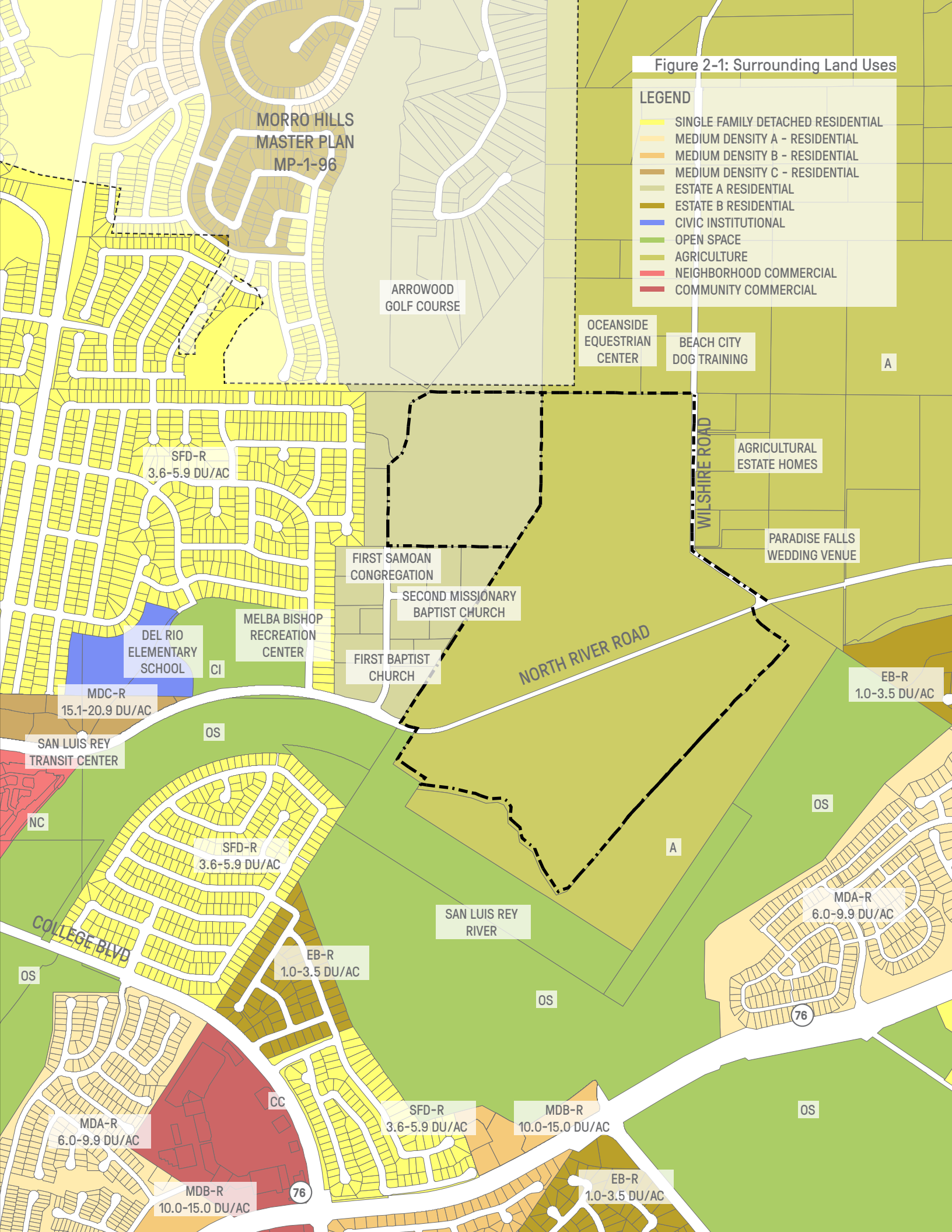
The Plan area lies at the western gateway to the South Morro Hills region. The Plan area is surrounded by a variety of agricultural and residential land uses, as depicted in Figure 2-1, Surrounding Land Uses. Directly west of the property are institutional uses including two churches residential parcels and beyond that, Melba Bishop Park. To the northwest lies the Morro Hills Master Planned Development and Golf Course (Arrowood). Directly north of the Plan area is an agricultural parcel used as a dog training and boarding facility. Estate homes of less than 2.5 acres are to the East and to

the Southeast lies Paradise Falls wedding and event venue. With the exception of the commercial agriculture to the South, the Plan area does not border any existing commercial agricultural operations. In addition to existing agriculture, the property is bordered by the San Luis Rey River on the South. This surrounding development pattern places the property in the unique position of being located in a transition zone at the eastern edge of the residentially developed land in this area of Oceanside.

Figure 2-1: Surrounding Land Uses

LEGEND

- SINGLE FAMILY DETACHED RESIDENTIAL
- MEDIUM DENSITY A - RESIDENTIAL
- MEDIUM DENSITY B - RESIDENTIAL
- MEDIUM DENSITY C - RESIDENTIAL
- ESTATE A RESIDENTIAL
- ESTATE B RESIDENTIAL
- CIVIC INSTITUTIONAL
- OPEN SPACE
- AGRICULTURE
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL



MORRO HILLS  
MASTER PLAN  
MP-1-96

ARROWOOD  
GOLF COURSE

OCEANSIDE  
EQUESTRIAN  
CENTER

BEACH CITY  
DOG TRAINING

A

SFD-R  
3.6-5.9 DU/AC

AGRICULTURAL  
ESTATE HOMES

PARADISE FALLS  
WEDDING VENUE

DEL RIO  
ELEMENTARY  
SCHOOL

CI

MELBA BISHOP  
RECREATION  
CENTER

FIRST SAMOAN  
CONGREGATION

SECOND MISSIONARY  
BAPTIST CHURCH

FIRST BAPTIST  
CHURCH

NORTH RIVER ROAD

EB-R  
1.0-3.5 DU/AC

MDC-R  
15.1-20.9 DU/AC

OS

SAN LUIS REY  
TRANSIT CENTER

NC

OS

SFD-R  
3.6-5.9 DU/AC

A

SAN LUIS REY  
RIVER

OS

MDA-R  
6.0-9.9 DU/AC

COLLEGE BLVD

OS

EB-R  
1.0-3.5 DU/AC

OS

76

MDA-R  
6.0-9.9 DU/AC

CC

SFD-R  
3.6-5.9 DU/AC

MDB-R  
10.0-15.0 DU/AC

OS

MDB-R  
10.0-15.0 DU/AC

76

SFD-R  
3.6-5.9 DU/AC

EB-R  
1.0-3.5 DU/AC

## 2.2 Existing Circulation & Access

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The following provides a brief description of the street system and circulation elements in and around the Project area roadways:

- State Route 76 (SR 76) is generally an east-west highway and is currently built as a four-lane divided expressway south of the Project study area. The posted speed limit is 50 mph. Class II bicycle lanes are provided on both sides of the roadway and on-street parking is prohibited.
- North River Road is built to its City of Oceanside Circulation Element classification as a four-lane major arterial between Douglas Drive and College Boulevard and as a five-lane major arterial from College Boulevard to Vandegrift Boulevard. The Circulation Element calls for a future additional northbound left-turn on College Boulevard approaching the North River Road intersection. Between Douglas Drive and Vandegrift Boulevard, Class II bicycle lanes are provided on both sides of the roadway and on-street parking is prohibited.
- From Vandegrift Boulevard to Los Morros Way, North River Road is currently constructed as a four-lane divided roadway with a paved width of approximately 70 feet. From Los Morros Way to Stallion Drive it then narrows to a two-lane road providing curbside parking and bike lanes on both sides of the street. This two-lane portion is paved to four-lane Secondary Collector

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standards with a width of 64 feet. East of Stallion Drive to Sleeping Indian Road and beyond, the roadway narrows again to a two-lane road with no center turn lane or bike lanes, and a paved width of approximately 36 feet.

- North River Road from Vandegrift Boulevard to the future Melrose Drive connection has a buildout classification of four-lane major arterial. From the proposed Melrose Drive connection to the Eastern City Limits, the buildout classification is a four-lane secondary collector.
- North River Farms proposes a General Plan Amendment to reclassify North River Road from Stallion Drive to Wilshire Road from a major arterial to a secondary arterial.
- Wilshire Road borders the project on the east and is designated as a local collector in the Circulation Element. It is currently improved as a two-lane rural road with no parking or curbs. Wilshire connects North River Road to residential and agricultural uses to the north.

## **Transit**

Transit service in the area is provided by the North County Transit District (NCTD). Current local bus transit service near the site is provided via Routes 303, 309, 311, 313 and 315.

Route 303 travels from the Oceanside Transit Center to the Vista Transit Center and travels along Mission Avenue and Douglas Drive within the study area. This route is designated as a high frequency bus line and provides 15 minute headways during weekday hours.

Route 309 runs along the Mission Avenue project frontage and travels from the College Boulevard Town Center North transit center to the Encinitas Station.

Route 311 runs north along Douglas Drive eventually connecting to the Sprinter Station at Rancho del Oro.

Route 313 travels from the Oceanside Transit Center to College Boulevard Town Center North and travels along Mission Avenue and Rancho Del Oro Road. This route provides hourly service during weekdays.

Route 315 travels South from College Boulevard and circles north on Old Grove. The route also travels north on Vandegrift through Camp Pendleton.

## 2.3 Topography

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The project site generally slopes from the northeast to the southwest. As shown in Figure 2-2, Site Topography, the high elevation of 240 feet is along the easterly boundary just north of Wilshire Boulevard and the low elevation of 80 feet is along the San Luis Rey River south of North River Road. Slopes are generally in the 2%-3% range increasing to 5% to 10% in the upper northeast corner. Much of the property has been farmed or graded for

existing structures, which has altered the natural property to uniform slopes in those areas. Prominent site features include a knoll along the easterly property line rising approximately 40 feet from adjacent elevations and the San Luis Rey River berm, rising approximately five feet above the adjacent elevations. A small earthen drainage ditch for farming purposes runs from the northerly boundary to the San Luis Rey River on the westerly boundary.

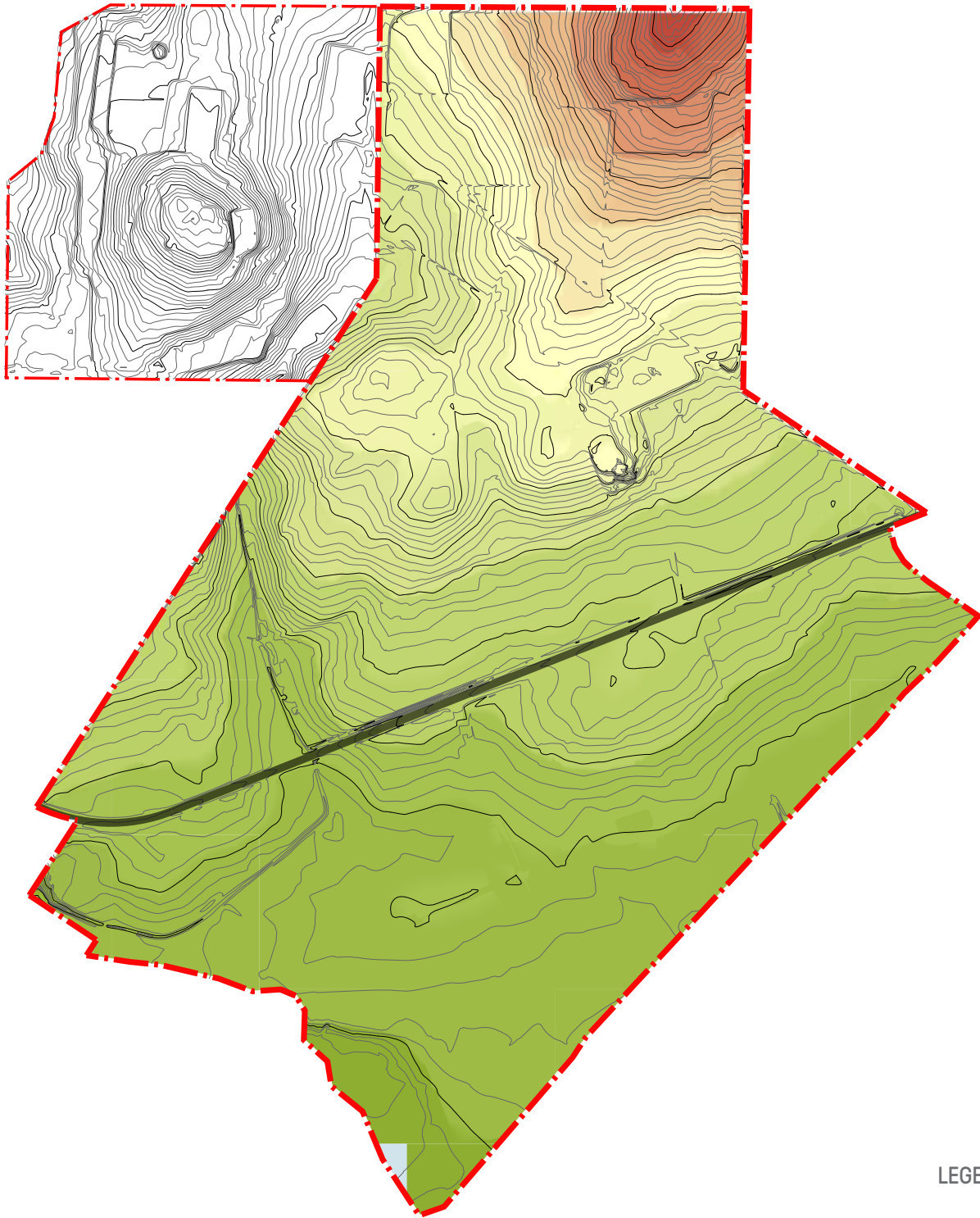
## 2.4 Biological Resources

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The proposed project site is located within the North County Multiple Habitat Conservation Program (MHCP; SANDAG 2003), which is a long-term regional conservation plan established to protect sensitive species and habitats in northern San Diego County. The MHCP is divided into seven subarea plans—one for each jurisdiction within the MHCP—that are permitted and implemented separately from one another. A draft Oceanside Subarea Habitat Conservation Plan/Natural Communities Conservation Plan (Oceanside Subarea Plan) has been prepared and, although the Subarea Plan has not been approved or permitted, it is used as a guidance document for projects in the City of Oceanside (City of Oceanside 2010).

Within the Oceanside Subarea Plan, the proposed project site is classified primarily as agricultural lands, with some portions mapped as disturbed. The Oceanside Subarea plan has categorized this area as an Agricultural Exclusion Zone, which states that ongoing agricultural practices may continue in this area as long as they do not remove existing habitats (City of Oceanside 2010).

Figure 2-2 Site Topography



LEGEND

- 80'
- 120'
- 160'
- 200'
- 240'

- 20' Contour
- 10' Contour
- 2' Contour

Section 5 of the Oceanside Subarea Plan describes the minimum 100-foot biological buffer that shall be established for upland habitats, beginning at the outer edge of riparian vegetation along the San Luis Rey River. The following uses are prohibited in the 100-foot biological buffer:

1. New development
2. New pedestrian and bike trails or passive recreational uses not already planned
3. Fuel modification activities for new development (City of Oceanside 2010)

If there are impacts within the 100-foot buffer, native habitats appropriate to the

location and soils (coastal sage scrub is typically preferred) shall be restored as a condition of project approval (City of Oceanside 2010).

A total of 12 vascular plant species, consisting of 8 native species, and 4 non-native species, were recorded on site during surveys. There were also a total of 21 wildlife species observed on the project site during surveys, the majority of which were birds. No special-status plants or wildlife species were detected during the biological surveys and none are expected to occur on site. Refer to Table 2-1, Vegetation Communities and Land Covers.

TABLE 2-1: VEGETATION COMMUNITIES AND LAND COVERS							
Habitat Types/ Vegetation Communities	Code <sup>1</sup>	Habitat Group	Proposed Northerly Parcel (acres)	Proposed Southerly Parcel (acres)	Proposed ROW (acres)	Off-site (acres)	Total Acreage
<b>RIPARIAN/WATERS AND WETLANDS</b>							
Southern Arroyo Willow Riparian Forest*	61320	A	--	--	--	0.02	0.02
Disturbed Southern Willow Scrub*	61320	A	0.07	--	--	--	0.07
Mulefat scrub*	63310	A	--	0.33	0.04	0.04	0.41
Non-Vegetated Channel*	64200	A	0.07	0.11	0.01	0.03	0.22
SUBTOTAL			0.14	0.43	0.05	0.08	0.72
<b>NON-NATURAL LAND COVERS</b>							
Disturbed Wetland*	11200	A	--	0.05	0.03	--	0.08
Disturbed Habitat	11300	F	0.02	0.16	2.29	0.57	3.04
Urban/Developed	12000	F	0.48	0.32	2.46	2.98	6.24
Row Crops	18320	F	95.25	69.84	4.45	1.00	170.54
Non-native Woodland	79000	F	--	0.36	0.21	--	0.57
Eucalyptus Woodland	79100	F	0.10	--	--	--	0.10
Subtotal			95.85	70.73	9.44	4.55	180.57
TOTAL			95.99	71.16	9.49	4.63	181.29

<sup>1</sup> Requires mitigation by the Oceanside Subarea Plan (see Table 5-2 of the Plan).

\* Holland (1986) as modified by Oberbauer et al. (2008).

## 2.5 Cultural & Architectural Resources

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A Cultural Resources Survey and Assessment (Dudek 2017) has been prepared for the Plan area. The report notes that two archaeological resources (CA-SDI-16083 and CA-SDI-12241) could be impacted by ground disturbing activities conducted within the project parcel. Should a project proceed within the current parcel, it is recommended that planned impacts avoid recorded archaeological resources by a

minimum distance of 50 feet and a cultural construction monitoring program be developed and implemented by a qualified (RPA listed) archaeologist. Should avoidance not be a feasible option, Phase II recordation and subsurface testing should be conducted to evaluate the eligibility of these resources to be listed on the California Register of Historical Resources (CRHR).

## 2.6 Geotechnical Conditions

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The project site is located in the Peninsular ranges geomorphic province of Southern California (Norris and Webb, 1990). This geomorphic province encompasses an area that extends 900 miles from the Transverse Ranges and the Los Angeles Basin south to the tip of Baja California. In general, the province consists of rugged mountains underlain by Mesozoic igneous and metamorphic rocks to the east, and a dissected coastal plain underlain by Cenozoic sediments to the west. The province varies in width from approximately 30 to 100 miles, and is traversed by a group of faults and fault zones trending roughly northwest. The soil survey indicates that the site soil is predominantly characterized

by three soil units: Placentia sandy loam, 5 to 9 percent slopes, Tujunga sand, 0 to 5 percent slopes; and Bosanko clay, 2 to 9 percent slopes.

Development of the site appears feasible from a geotechnical viewpoint. The findings of the geotechnical investigation and subsequent environmental site assessment (Phase I and II) that have been prepared for the property do not place limitations on the uses proposed by the PD Plan, although additional testing is recommended in conjunction with specific development plans proposed for site areas in the future.

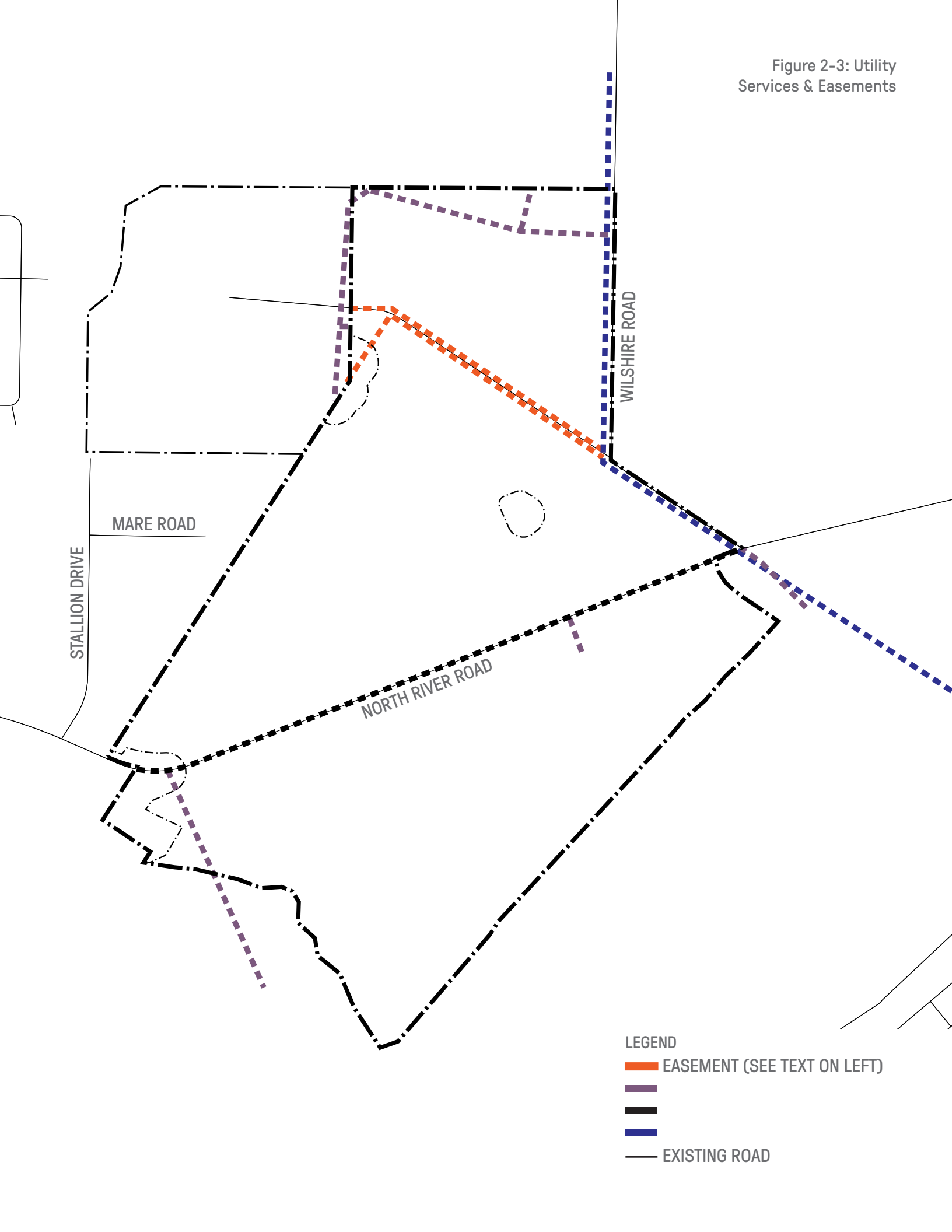
## 2.7 Utility Services & Easements

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The site is vacant and not currently connected to utility services, although water, sewer, and electric lines exist on or adjacent to the site with the potential to serve future development on the property. Significant on-site easements and utilities are depicted on Figure 2-3, Utility Services & Easements and include the following:

1. An access easement across the northern portion of the site for road purposes granted to James Bree. A vacation of easement document has been executed by the owner of the Bree property.
2. An easement granted to San Diego Gas and Electric for the benefit of public utilities, ingress and egress on the north side of the Plan area.
3. An easement to the City of Oceanside for public street and highway purposes for the benefit of North River Road.
4. An easement to the County of San Diego for Wilshire Road.

Figure 2-3: Utility Services & Easements



LEGEND

- EASEMENT (SEE TEXT ON LEFT)
- 
- 
- 
- EXISTING ROAD





## 3.0 Community Vision

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## 3.0 Community Vision

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The North River Farms Plan is unique in both its natural and manmade setting. The natural attributes of the site - expansive vistas, the river corridor and agricultural character - have been an attraction for many residents over the years. The existing farm based community provides a unique opportunity to incorporate the agricultural history of the site and area. This project presents a rare opportunity for the City of Oceanside to weave a new idea of an agriculturally based development into the existing fabric of the community. By focusing high-quality development into this strategic location, the project can provide a unique approach to community living while helping to maintain connections to its agricultural roots.

The descriptions and exhibits presented in the following pages describe and illustrate a new community that is reflective of its history, environment and the culture of its surroundings. This plan

will provide opportunities for a variety of multi-generational living, sustainability, the promotion of a healthy lifestyle and education as well as opportunities to capture elements of local agriculture and promote agritourism. The proposed Plan area will include a variety of housing types, a flexible commercial core centered around education and social gathering, a variety of agriculture, trails, recreational parks and open spaces.

The design addresses basic community planning goals and concepts as well as community wide issues of conservation and design. The community has been developed on six key principles: community agricultural based living, a focus on education, sustainability, connection to food sources, community living including a variety of housing options and a flexible central core to bring people together.

## 3.1 North River Farms/ South Morro Hills AgriVision Plan Comparison

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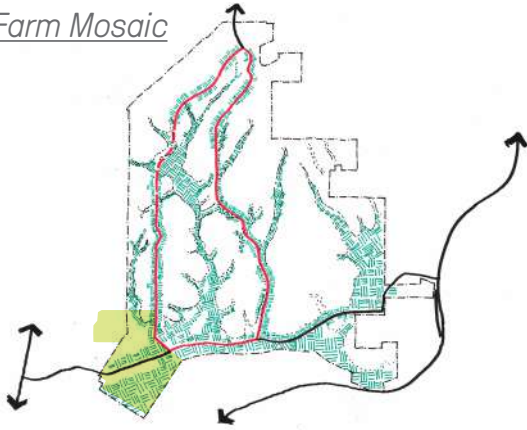
As part of the South Morro Hills AgriVision Plan, North River Farms will be integrated as an agricultural community within the larger South Morro Hills region. The Plan seeks to envision the 3,340 acre region as a series of agricultural villages that preserve agriculture, encourage agritourism, and create a series of neighborhoods.

### **Preserve Agriculture**

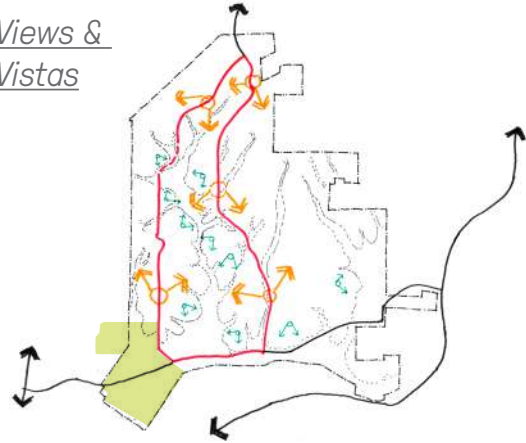
The AgriVision Plan seeks to create a ‘farm mosaic’, which will preserve ecological corridors that represent the agricultural heritage of South Morro Hills. These will become buffers for the surrounding community, while also providing access to trails and open space. Views and Vistas

# 1 Preserve **agriculture**

*Farm Mosaic*

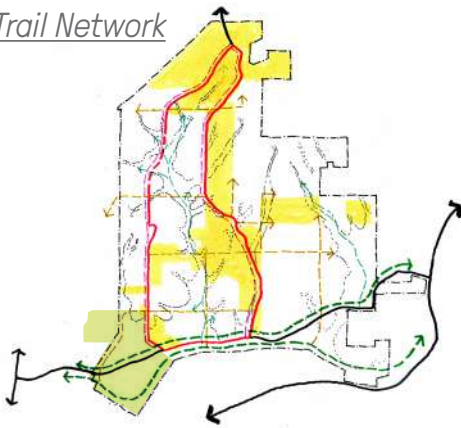


*Views & Vistas*

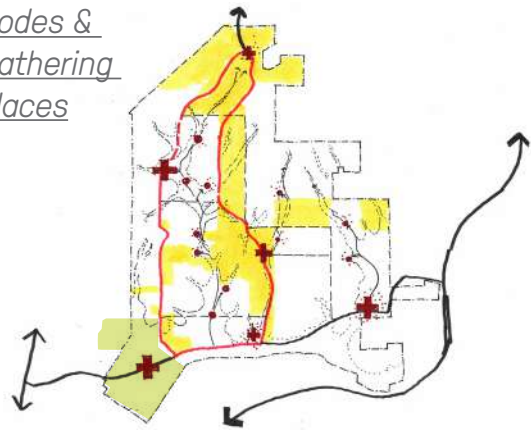


# 2 Encourage **agritourism**

*Trail Network*

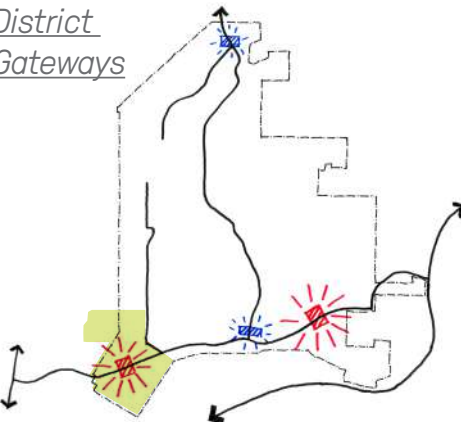


*Nodes & Gathering Places*

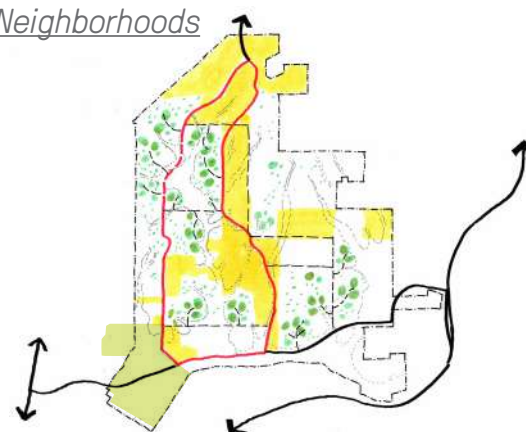


# 3 Create an **agrivillage**

*District Gateways*



*Neighborhoods*



**Hilltop Village** neighborhood

Gathering place/park

North River Farms gateway monumentation

Farm mosaic / agricultural buffer

North River Farms gateway monumentation

Extensive trail network

**North Village** neighborhood

North River Road

**Village Core** node and neighborhood

Farm mosaic / agricultural buffer

Farm mosaic / agricultural buffer

North River Road

**Riverside Village** neighborhood

South Morro Hills gateway monumentation

North River Farms gateway monumentation



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will be captures through topographic high points throughout the region. A loop road that connects Wilshire Road and Sleeping Indian Road will provide for expansive views along the rural streetscape. North River Farms, situated along the San Luis Rey River corridor, will become an essential piece of the farm mosaic.

### **Encourage Agritourism**

South Morro Hills currently has a vibrant farming heritage and character, with several unique types of farming taking place – row crops, tomatoes, wine grapes, beer hops, nursery plants, coffee, berries, avocados and many more. The goal is to foster

these existing farming efforts, leverage them through a greater network or nodes, gathering places, and a trail system. North River Farms will contain a trail system that extends its edges, as well as its neighborhoods, through agricultural buffers and corridors. Nodes and gathering places will serve as key contributors for the local maker culture of South Morro Hills.

### **Create an Agrivillage**

The AgriVision Plan will North River Farms will serve as a district gateway for the South Morro Hills region, given its prime location along the southwestern corner of the region.

## 3.2 Guiding Principles

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### **Multi-Generational Agricultural Based Community**

Bring residents and neighbors together through the connection to food and the land. Use agriculture as a catalyst for the region by promoting agritourism within the community and beyond the South Morro Hills area. The overall goal is to incubate small-scale farms and farmer-related business, providing benefits to farmers, residents, the local community and the environment. Agriculture will be stakeholder based, local and profitable.

### **Create a Multi-Generational Community**

According to the Pew Research Center, approximately 51 million Americans (or 16.7 percent of the population) live in a house with at least two adult generations, or a grandparent and at least one other generation. An important part of planning for a wide range of housing types will be to include product types that serve multi-generational households. Homes in the Hilltop residential district could include a secondary master on the ground floor, single story living, accessory dwelling units or detached casitas. In addition, an area of the site could be designated as age targeted. The Plan area is envisioned to be a hub of activity and the focus of Oceanside's agritourism endeavors.

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### **Focus on Education**

North River Farms has partnered with The Ecology Center to bring an educational focus to the Plan area in the form of an Education Center. The focus of the Education Center includes bringing sustainability to life as a means of engaging the community, schools, tourism, and others. In providing practical, environmental solutions at the household and community level, education becomes the bridge for all interested people. Education will focus on agricultural based learning, biodynamic living and sustainability, offering residents the opportunity to live in and among the concepts within the educational directives.

### **Sustainability**

Promote sustainable practices beyond what is required through a variety of measures including energy efficient building design and the efficient use of water through the use of natural drainage systems, drought tolerant landscaping and the use of pervious surfaces. Promote walkability and alternative transportation modes by creating neighborhoods that are linked by a series of interconnected multi use trails, sidewalks, agriculture and open space. These will connect residents to transit and the regional river trail system.

### **Connection to Food Sources**

Integrate working farm into the fabric of the community, North River Farms aims to bring back to the neighborhood an understanding of where food comes from, how it's grown,

and who it's grown by. North River Farms aims to make a connection to the greater food system as a means of connecting people.

The farm will produce CSA shares for the local population which ties into the slow food movement and helps the neighbors connect to where their food comes from. Surplus produce will be sold at the farmer's market in an effort to create a food hub and to broaden Oceanside's local food network.

### **Community Living Including a Variety of Housing Options and a Flexible Village Core**

Provide a variety of housing options along with a flexible village core to bring people together and establish a real sense of place. This will be the heart of the community that, depending on market conditions and the economic growth of the project, could include any or all of these components: traditional commercial space, retail opportunities, live work spaces, maker spaces, education, HOA and or community spaces, a farm stand, restaurant, or lodging. The village core will serve as the physical and cultural heart of the community – hosting concerts, fairs, parades, seasonal festivals, and farmers markets. It will provide residents and visitors a place to gather, exercise, recreate, celebrate and engage in commerce and creating community so integral to North River Farms.

## 3.3 Sustainability

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The North River Farms Plan's sustainability objective includes the practical and responsible application of building efficiency, low impact development, better access to agriculture, smart growth planning principles to reduce energy use and greenhouse gas emissions, conservation of resources, encouragement of alternative modes of transit, provision for interpretative learning opportunities, and the fostering of a rich social fabric.

The City of Oceanside's General Plan provides policy direction and support for natural resource conservation, compact community design and energy efficiency. The City has adopted standards and guidelines to address local, regional and global climate change impacts of future development.

The North River Farms Plan will comply with the Oceanside General Plan policy and Tier 1 of the 2016 California Green Building Standards Code. Sustainable development strategies for the project include the following:

### **A. Green Infrastructure Design**

#### *Sustainable Landscaping*

The main goals of sustainable landscape design is to reduce overall water demands for potable water, reduce energy use, reduce waste and decrease runoff while harvesting water, providing native habitats, growing food and encouraging passive cooling. In order to achieve these goals landscape areas should treat water as a resource, value soil, preserve existing plants and conserve material resources. Landscape design will

be low water use, low maintenance, use less fertilizer and require less gas emitting maintenance equipment. Areas of turf will be limited and plants will be selected for their appropriateness to the site use, location, soils and microclimate.

#### *Stormwater Management*

The Project will comply with the best management practices (BMP's) and criteria established in the City of Oceanside Stormwater Mitigation Plan. Stormwater quality control measures will be developed and implemented during development of the Project. These measures are expected to include site design measures, source control measures and treatment control measures.

BMP features that treat runoff close to the source such as bio-swales, vegetated swales and other state-of-the-art ecological techniques will be incorporated into the design of the Project to clean stormwater runoff before it enters off-site drainage ways. Any runoff that is not treated through the distributed system of BMPs will be captured in a central detention basin proposed at the south end of the site. Two significant treatment features will include road medians with bio-filtration swales and self-treating areas for the Farm Plots. A systems approach to stormwater treatment is planned, with a series of individual buildings that collect rainwater in barrels and cisterns to supplement use of potable water for landscape irrigation, as well as bio-swales throughout the Project, all of which ultimately drain to the detention basin.

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### *Green Operations and Maintenance*

North River Farms will ensure that ongoing operations and maintenance practices promote green and healthy living by several means. The project will develop green operating and orientation manuals for the community and promote “Green cycling.” Green cycling is a residence program that consists of separate curbside or central yard waste collection point for processing into wood chips, mulch and compost materials. Yard trimmings account for nearly 14 percent of all municipal solid waste. Developing a cohesive recycling program can help prolong

the life of the landfill and keeps valuable organic materials from being thrown away. This material can then be used within the farming and community landscape. The Plan proposes a community composting program that falls in line with the City of Oceanside’s initiative for composting and includes:

- Grey water systems
- Solar
- EV charging stations
- Electric bike share
- Rain water encatchment
- Sustainable building practices
- Financial sustainability

## 3.4 Energy Conservation

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The first strategy of energy conservation is to reduce energy demand as much as feasible through the design of the Project using passive solar design practices. Passive solar design reduces ongoing energy demand for heating and cooling and has the advantage of adding to the comfort levels within the home. Of total household energy uses, cooling accounts for a small share, approximately 10-12%. Of that share, the cooling energy reduction associated with passive solar design is approximately 10-15% for homes located on east/west streets over homes on north/south streets. Cooling energy demands can be further reduced with site-specific design strategies such as

architectural shading through incorporating porches and flexible patio covers based on building orientation.

In The North River Farms Plan, neighborhood design includes street layouts, building orientation and landscaping to accommodate passive and active solar energy systems and to capture natural cooling and heating opportunities. Design treatments for passive solar will be balanced with the neighborhood’s overall objective of reducing heating and cooling demands and providing solar-ready rooftops on south-facing roofs.

The Plan area endeavors to produce enough

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electricity through solar panels to power the Commercial portion of the Core. Buildings should incorporate integrated energy efficient measures such as daylighting, passive solar design, high efficiency HVAC equipment, and natural ventilation.

The second strategy is to incorporate energy efficiency measures to increase building performance, livability and comfort well beyond the City's minimum requirement of the 2010 California Green Building Standards (Cal Green) Tier 1 requirement.

Passive design and energy efficiency strategies associated with The North River Farms Plan will reduce the energy demand of homes, office and commercial uses. Options will be explored and implemented to create solar ready buildings. All residences shall employ photovoltaic panels to offset a portion of their electrical consumption. All single-family residential units shall be pre-plumbed

and wired for the installation of electric vehicle (EV) charging equipment in garages.

Additional design criteria include:

- Photovoltaic panels will power all streetlights on community facilities (e.g., pool areas, recreation centers) to offset electrical use.
- All single-family homes will be equipped with electric outlets in the front and rear of the structure to facilitate use of electrical lawn and garden equipment.
- All homes will provide an outlet in the garage suitable for the plug in of an electric car. Commercial areas will provide charging stations.

## 3.5 Alternative Transportation

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The transportation sector accounts for more than half of local GHG emissions. In planning a future project, the effort is to create a place where people can live, work and play to minimize the commute times and vehicle miles traveled. Opportunities within the project such as a collaborative workspace and a farmers market can eliminate

additional offsite commutes. In addition to traditional vehicular travel, the Project looks to enhance its opportunity for sustainability by planning for a range of transportation choices for residents. The intent of these types of measures is to create a more pleasing lifestyle and to advance the City's objective of reducing vehicle miles

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traveled (VMT). Alternative transportation opportunities include hiking, biking, walking, electric biking, horseback, golf carts, vespas and the potential for a shuttle service for the Village Core.

One of the notable advantages to having a holistic community is that once parked at home, the North River Farms Plan provides for a local food system, collaborative workspace, recreation facilities, educational opportunities and connections to nature. The plan is designed at a pedestrian scale with distances among uses short enough to walk or bike. All uses in The North River Farms Plan are no more than a ten-minute walk or a five-minute bicycle ride from one another. Every residence within the neighborhood is within approximately 300 feet of a trail, park, greenbelt or open space area. A multi-use trail system is planned throughout and around the perimeter of the community that totals over 3 miles.

North River Road is currently an unimproved two-lane road. The implementation of road improvements by North River Farms creates new linkages to the City's existing bicycle and pedestrian network and implements recommendations identified in the City of Oceanside 2008 Bicycle Master Plan. North River Farms plans to improve the current street design by continuing the Class II bike lanes for North River road and creating a multi-purpose Class III trail along North River Road and the backbone streets. This trail will connect to internal off street connections linking pedestrian and bicycle access into the transportation network creating a

more sustainable transportation system. Linking the bikeway facility system with other transportation modes can enhance the efficiency of bicycle transportation, especially for commuting cyclists.

Providing a range of transportation choices and walkable neighborhood designs can help promote healthy living, improve air quality and reduce greenhouse gas emissions.

A desirable lifestyle element that North River Farms endeavors to create is a "park once" mentality. Once in the community, internal "commuting", whether it is through biking or walking, will play a significant role in resident's lifestyles. Neighbors can walk to pick up their CSA produce and safely walk their children to and from school. A comprehensive trail network will serve as an attractive feature to draw the attention of tourists and other nearby residents. Well-planned trails, the establishment of bike lanes and bike paths that connect to regional trails, transit centers and safer pedestrian crossings are important features of the project.

The City of Oceanside is recognized by the League of American Bicyclists as a "Bicycle Friendly Community". An important link to Oceanside's regional bike trail system is the addition of bike lanes on North River Road. Once across College, bicyclists can connect to the San Luis Rey River Trail which runs over seven miles and connects to downtown Oceanside and the Oceanside Transit Center. This relatively flat trail is safe for all age groups, is completely separate from motorized traffic, and is free of stop signs

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and traffic lights.

North River Farms can be a part of numerous bicycling events throughout the city for families and commuters. The City of Oceanside hosts the start of the Race Across America. This race is the longest running bicycle endurance competition in the world in which the participants ride over 3,000 miles from Oceanside, CA to Annapolis, MD. The race route includes North River Road within the project area and the “Bike to Sleeping Indian Route” in Morro Hills. This route is part of the “Race Across the West” section of the competition and is well known among local cycling enthusiasts.

Bicycle sharing (both electrical and traditional bicycles), shuttle service and car sharing opportunities will be explored, along with emerging technologies. Smart stops will be integrated into the street network to allow for the safe drop-off and pick-up of ride sharing passengers. The goal for the community is to integrate more efficient and beneficial transit programs that not only benefit North River Farms but the City as a whole.

The goal for the community is to integrate more efficient and beneficial transit programs that not only benefit North River Farms but the City as a whole. Some of these methods have become known as Travel Demand Management (“TDM”). TDM strategies have been used for over 30 years to reduce single occupant vehicle trips. As described above North River Farms intends on incorporating TDM strategies and project design features that could reduce the Project’s impacts on

the surrounding street network through:

- Land use and design strategies that would create an environment that promotes alternative mode choice
- Commute/travel services for residents that would reduce outgoing single occupant vehicle trips
- Promotion and marketing of carpooling and TDM.





# 4.0 Land Use & Planning Areas

# 4.1 Land Use Concept

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The North River Farms Planned Development Plan integrates land use designations established for the site with the proposed Village Planning Areas that represent the future development potential of the property. This section establishes permitted land uses and development densities intended to advance quality residential development complementary to its surroundings. Land use designations for the site have been selected to achieve a desired mix of residential development and densities compatible with surrounding uses and housing types. The land use and residential densities proposed by this Plan are consistent with the proposed General Plan land use designations. Land use information is presented in Table 4-1, Land Use by Zoning and Figure 4-1, Land Use Concept.

The plan organizes housing around a system of farming, civic spaces, parks, open space and a pedestrian network connecting the entire community. As outlined in the Guiding Principles, sustainability, multi-generational living, education, commerce, social opportunities, enhanced pedestrian and bicycle networks, and a strong sense of place are the core tenets of the Land Use Plan.

The production-farming component of the Project combined with the educational and retail component will bring visitors into the area promoting agritourism. The Village

Square is planned to host a weekly farmers market centered around an open-air market stall equipped with electricity and parking provided for easy and convenient set up. This central area of commerce and gathering will help support the production farm.

A key feature of the Plan is a flexible commercial Village Core. This provides an opportunity for education and community based retail activities, public gatherings and a close knit walkable neighborhood. Creating a flexible Village Core that is high energy and features a high level of activity, will add to social engagement, place making, and opportunities for special events and festivals. Additional commerce and creation takes place in the maker's spaces. A variety of lifestyle events and family-friendly programs bring many benefits to the area. A variety of outdoor spaces, including an informal amphitheater, outdoor classroom and gathering spaces that can support culinary classes as well as farm to table dinners.

Housing choices have been selected in response to demographic trends and market demands. These housing types are suitable for a variety of residents including families, small households, working professionals, and older adults.

Figure 4-1 Land Use Concept



LEGEND

SFD-R

MDA-R

SC/ MDB-R

OPEN SPACE/SLOPE  
/AGRICULTURE

## 4.2 The Planning Areas

The North River Farms Planned Development Plan integrates land use designations established for the site within four proposed Planning Areas that comprise several distinct Villages representing the future development potential of the property. The Plan details a particular vision for future development with development standards, customized allowable uses, and design guidelines that support the scale and character of each Village. These Planning Areas are:

PA-1: Riverside Village

PA-2: Village Core

PA-3: North Village

PA-4: Hilltop Village

Land use designations for the site have been selected to achieve a desired mix of residential development and densities compatible with surrounding uses and housing types. Land use information for each Planning Area is presented in Figure 4-2 and Table 4-1 with corresponding land use designations, residential density, and potential dwelling unit range.

TABLE 4-1: LAND USE BY PLANNING AREA								
	Gross Acres	Agriculture Acres	Existing Land Use	Proposed Land Use <sup>3</sup>	Zoning	Land Use Density (DU/AC)	Unit Cap <sup>1/2</sup>	Subtotal Densities
PA-1: Riverside Village	45.2	12.8	Agriculture	Medium Density A-Residential (MDA-R), Agriculture (A), Open Space (OS)	PD	6.0-9.9	223	
PA-2: Village Core	24.9	8.6	Agriculture	Special Commercial/Medium Density B- Residential (SC/MBA-R), Agriculture (A), Open Space (OS)	PD	10.0-15.0	87	
<b>Subtotal</b>	<b>70.1</b>	<b>21.4</b>	-	-	-	-	<b>310</b>	<b>4.42</b>
<b>North of North River Road</b>								
PA-3: North Village	56.4	9.3	Agriculture	Medium Density A-Residential (MDA-R), Agriculture (A), Open Space (OS)	PD	6.0-9.9	184	
PA-4: Hilltop Village	37.0	-	Agriculture	Single Family Detached-Residential (SF-R), Agriculture (A), Open Space (OS)	PD	3.6-5.9	91	
Bree Property <sup>4</sup>	37.4	37.4	-	-	PD	-	-	
Backbone Roads	13.1	-	-	-	PD	-	-	
<b>Subtotal</b>	<b>143.9</b>	<b>46.7</b>	-	-	-	-	<b>275</b>	<b>1.90</b>
<b>Total</b>	<b>214.9</b>	<b>68.1</b>	-	-	-	-	<b>585</b>	

Figure 4-2: Planning Areas



- LEGEND**
- AGRICULTURE
  - HABITAT
  - BACKBONE ROADS
  - SFD-R
  - MDA-R
  - SC/MDB-R

<sup>1</sup> Dwelling unit counts may be adjusted based on final development plans as proposed.

<sup>2</sup> The dwelling unit maximum is applicable to the overall PD Plan area within the density ranges noted for each Planning Area. A transfer of units between planning areas up to a 20% increase of the receiving planning areas dwelling unit cap is acceptable. Lower unit counts and densities may be allowed when presented as part of individual development plans.

<sup>3</sup> The housing mix includes accessory dwelling units that may be located in any area within the Plan designated for single family detached residential uses. In order to maintain a conservative analysis, the total number of dwelling units for single family detached residential uses including the ADUs shall not exceed the total Unit Cap for this use.

<sup>4</sup> The Bree Property shall be considered an agricultural/open space easement.

# 4.3 Permitted Uses

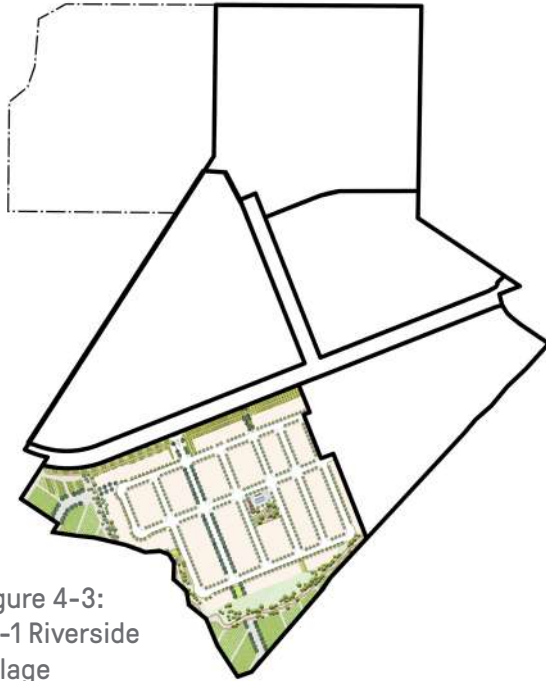


Figure 4-3:  
PA-1 Riverside  
Village

## A. PA-1 Riverside Village

The Riverside Village is located in the southwest corner of the Plan area west of the Village Core (Figure 4-3 and Tables 4-2 and 4-3, PA-1 Riverside Village). It is directly adjacent to a number of agricultural fields and has direct access to the San Luis Rey River corridor. This area will be a mix of single family detached homes in different configurations such as a traditional front-loaded home, zero lot line product type, a cluster homes or an alley load single family home. This area will be served by a recreational park to include community gardens and a pool.

The Riverside Village is organized according to a gridded street system with short block lengths, pedestrian-friendly streets and large parkways to promote walkability. The Riverside Village shall provide high quality homes and a strong streetscape, rich in architectural character. Direct access is from North River Road and pedestrian and vehicular systems connect to the Village Core. In close proximity to the Village Core and with limited topography, this area is planned to service a multi-generational demographic.

**P-** Permitted

**L-** Limited Subjected to Specific Regulations per Article 10 Residential Districts of the City of Oceanside Zoning Ordinance

TABLE 4-2: PA-1 RIVERSIDE VILLAGE	
Development Standard	PA-1
Maximum Lot Coverage	85%
Minimum Lot Area	2,000 square feet
Minimum Lot Width	35 feet
Minimum Yard Setbacks:	
• Front	5 feet
• Side	3 feet
• Corner Side	3 feet
• Rear	10 feet
Separation Distance for Detached Clusters: <sup>1</sup>	
• Between Cluster Perimeters	10 feet
• Dwellings within Clusters	5 feet
Maximum Height	2 story/35 feet

<sup>1</sup> Encroachment of up to one (1) foot may be permitted into building setbacks and separation distances for architectural features, chimneys, roof overhangs, balconies, and similar features. Patio areas are exempt from separation distance requirements.

TABLE 4-3: RIVERSIDE VILLAGE ALLOWABLE USES	
Use Type	Permit Type
<b>RESIDENTIAL USE CLASSIFICATIONS</b>	
Single-Family Residential	P
<b>COMMERCIAL USE CLASSIFICATIONS</b>	
Horticulture, Limited	L1
<b>PUBLIC AND SEMIPUBLIC USE CLASSIFICATIONS</b>	
Parks and Recreation Facilities	L3
<b>AGRICULTURAL AND EXTRACTIVE USE CLASSIFICATIONS</b>	
Crop Production	L9

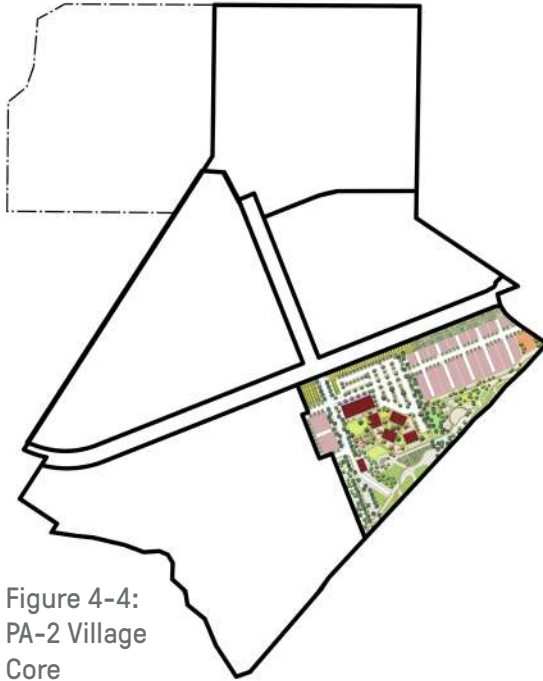


Figure 4-4:  
PA-2 Village  
Core

## B. PA-2 Village Core

The Village Core is the heart of the plan and therefore centrally located within North River Farms (Figure 4-4 and Tables 4-4 and 4-5, PA-2 Village Core). Planned to serve the neighbors of South Morro Hills, and in very close proximity to the more urbanized areas of Vandergrift and North River Road, the core is located off of North River Road at a signalized intersection. Surrounded by residential uses, there is an emphasis on pedestrian connectivity and opportunities to gather. The core is planned to be flexible, allowing for growth and change over time but with a strong perspective at the start of the community. The primary focal point of the core is the “Market Stall” the building constructed to house local makers and artisans. This area provides walkable connections to farmland, commercial, lodging and residential uses in the community. The variety of retail and flex office uses planned, combined with adjacent residential uses are designed to create an atmosphere that is active both during the day and night. The Core will increase the retail options in the area and have a distinct character from existing strip retail and commercial uses located along Vandergrift Boulevard because of it’s agrarian nature and emphasis on education. In addition, The Core aims to enhance both environmental and economic sustainability through transit connections,

TABLE 4-4: PA-2 VILLAGE CORE	
Development Standard	PA-2
Maximum Lot Coverage	85%
Minimum Lot Area	2,000 square feet
Minimum Lot Width	35 feet
Minimum Yard Setbacks:	
▪ Front	5 feet
▪ Side	3 feet
▪ Corner Side	3 feet
▪ Rear	10 feet
Minimum Building Separation for Attached Unit Buildings: <sup>1</sup>	
▪ Front to Front	15 feet
▪ Side to Side	10 feet
▪ Rear to Rear	15 feet
▪ All Others	10 feet
Separation Distance for Detached Clusters: <sup>12</sup>	
▪ Between Cluster Perimeters	10 feet
▪ Dwellings within Clusters	5 feet
Maximum Height	3 story/40 feet

<sup>1</sup> Encroachment of up to one (1) foot may be permitted into building setbacks and separation distances for architectural features, chimneys, roof overhangs, balconies, and similar features. Patio areas are exempt from separation distance requirements.

<sup>2</sup> Residential clusters may vary in design from 2-pack to 6-pack detached dwelling configurations.

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construction and job creation.

This central area has been designed to provide a social, educational hub with a public park to be maintained by the HOA centered in the core for flexible uses. This area could also include small neighborhood-oriented services or additional retail and restaurant opportunities. The core area provides connections to trails, and the agriculture supported activities. Uses within the Village Core will provide an appropriate level of activity and energy to reinforce the sense of community and its connection to agriculture. The mixed use components of the core could include commercial and educational uses, small format retail, outdoor commerce, education features, medium density residential, a boutique hotel, and flexible community facilities such as a community meeting hall. The southwest side of North River Road provides a glimpse into the Farm and Village Square.

The Village Square is intended to be the symbolic open space for the project and is an iconic gathering space for residents and visitors for community events.

The Village Core is located along North River Road and the Village Promenade so that stores can take advantage of frontage on North River Road and also front on the Village Square. The core may contain traditional commercial space, retail opportunities, live workspace, maker or creator spaces, education, HOA facilities or community spaces, a farm stand, restaurant or lodging.

The Village Core could include the following uses; a Boutique Hotel, Maker Spaces, Retail Shops, Farmers Market, Collaborative Work Spaces, Village Square, Craft Production, The

Farm, Residential or the Education Center.

### Boutique Hotel

The concept for the Boutique Hotel is a unique destination with farm style cottages or other low-rise buildings and potentially a main facility to accommodate rooms in the count up to 100 rooms. Integrated into the community, the hotel is envisioned to have a warm and friendly environment catering to a variety of guests who may be visiting local residents, taking advantage of the region's beauty and open space as well as potential agritourism opportunities including agricultural technical tours, educational opportunities, garden nursery tours or winery tours among others. The hotel would serve an area that currently lacks these facilities.

### Maker Spaces

The "Mill Stone" is the portion of the Plan area planned to include Maker Spaces. This flexible building will have high ceilings, convertible 200 to 300 square foot stalls with utility hook ups to allow for creativity in retail, artistry, vending, and making. These establishments act as communal workshops where makers can share ideas and tools. In addition to the flexible spaces, there could be an opportunity for additional farmers market vending, a commercial kitchen and collaborative work spaces.

### Farmers' Market

North River Farms will build a permanent Market Stall along the Village Square that would be an economic and social feature of the community and help strengthen the local food economy. In many communities, the Farmers' Market is an important source of community engagement. In addition

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to the community farm selling products, the venue would provide an opportunity to feature these local farmers. The Farmers' Market will have special activities planned for market day, such as live music, prepared food, face painting and other activities aimed specifically at children. This can provide the community with a family-friendly gathering place where people can have fun and do some local shopping at the same time. A gathering place with a sense of festivity is key to success and one of the many benefits that comes along with a reliable and well-organized community market. The Village Square provides a setting where celebrations are held, social and economic exchanges take place, friends run into each other, and cultures can mix. It is the "front porch" of the Village Core's mixed-use components. The Green will be designed with a special style and architectural identity that relates to the larger community and will help bring the public together.

#### Collaborative Work Space

The Plan includes collaborative or co-working office spaces that provide flexible open plan workspace in a physical environment with shared common amenities. This provision allows for the telecommuter or resident with a home office to have an alternative work station. These spaces have become popular with freelance professionals, remote workers, and small to medium businesses that need a work space and seek interaction within a collaborative environment.

#### The Education Center

The Education Center, is the educational component of the core and a key value of the community that bridges the farm to the

home. This educational component of the core serves to provide instruction, outreach and practical solutions on how to live better through management of water, growing foods locally, purchasing locally produced goods and making the home more efficient in energy, water and recycling. Additional programming brings the community together to celebrate food, connect to local agriculture and support local makers. See Section 5.1 and Figure 5.1, Agricultural Landscapes, for more information regarding the Education Center.

#### The Farm

Although several agricultural fields are located at the project entries along North River Road, a defining feature of North River Farms character and identity is the proposed 17.6 acre farm located along the southern edge of the Plan. The agricultural fields border the Riverside Village and will be carefully designed to be compatible with adjacent residential uses. An open space park helps buffer some of the Farm operations that will also function as a flexible meeting space for educational and farm activities. Recognizing that not all farm activities lend themselves to daily visual exposure, equipment storage areas will be screened and located to have the least impact to residential uses. A detailed description of the Farm and its operations are explained in Chapter 5: The Agriculture.

#### Craft Production

The Village Core encourages Commercial "Craft Production" facilities that are a complement to the agricultural component of the plan with the desire to create a tourist destination for South Morro Hills. Craft Production Facilities are generally recognized

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as a commercial use that involves the production of arts, crafts, foods, beverages or other product with on-site production and assembly of goods primarily involving the use of hand tools and/or small-scale equipment. Due to the limited scale of the activities and small boutique nature of craft production establishments, they are compatible, and are often co-located with, retail sales and service uses. This use category includes, but is not limited to, ceramic art, glass art, candle-making, custom jewelry manufacture, bakeries, confectionaries, butchers, coffee roasting establishments, food production and beverage production.

Residential

Village Core Residential could consist of a variety of Medium Density Residential and housing types including zero lot line detached homes, alley load detached homes, detached cluster homes in a 4 or 5 unit configuration, mixed use residential and commercial living, or townhomes with a strong architectural edge on the street. A detailed description of the community spaces at the Village Core and its features are explained further in this document.

Table 4-5 is a list of the permitted uses within the Village Core. Also listed are uses that require a use permit to be established. Uses that are not listed are prohibited. For definitions of the following uses, refer to the City of Oceanside Zoning Ordinance.



- P-** Permitted  
**U-** Use Permit Required  
**L-** Limited Subjected to Specific Regulations per Article 11 C Commerical Districts of the City of Oceanside Zoning Ordinance  
**A-** Administrative Conditional Use Permit

TABLE 4-5: VILLAGE CORE ALLOWABLE USES	
Use Type	Permit Type
<b>RESIDENTIAL USE CLASSIFICATIONS</b>	
Day Care, Limited	U
Live/Work Quarters	U
Multifamily Residential	P
Single-Family Residential	P
<b>PUBLIC AND SEMIPUBLIC USE CLASSIFICATIONS</b>	
Child Care	U
Clubs and Lodges	U
Cultural Institutions	L27
Daycare, General	U
Parks and Recreation Facilities	P
Public Safety Facilities	U
Resource Centers	A
Schools, Public or Private	A
<b>COMMERCIAL USE CLASSIFICATIONS</b>	
Animal Sales and Services	
Animal Grooming	P
Animal Retail Sales	P
Artists Studios	P
Banks and Savings and Loans	P
Drive-Thru / Drive-Up Services	A
Bank Self Service Facilities (ATMs)	L21
Bars and Cocktail Lounges	
Brewery, Craft	U
Catering Services	P
Commercial Recreation and Entertainment	L27
Food and Beverage Kiosk	A
Food and Beverage Sales	L5
Horticultural, Limited	P
Nurseries	L31
Offices, Business and Professional	P
Personal Improvement Services	L25
Personal Care Services	
Small Scale	P

TABLE 4-5: VILLAGE CORE ALLOWABLE USES	
Use Type	Permit Type
<b>COMMERCIAL USE CLASSIFICATIONS (con't)</b>	
Restaurants	
Full Service	P
w/Full Alcohol	U
w/Live Entertainment	L27
Fast Food	P
Retail Sales	P
(Suggested uses include: Woodworking & Metal Shop and Sales, Ceramic Art, Glass Art and Sales, Custom Jewelry Manufacture and Sales, Perfumery)	
Secondhand Sales	L26
Travel Services	P
Visitor Accomadations	
Bed and Breakfast Inns	A
Hotels, Motels and Time Shares	U
Winery, Craft	U
<b>INDUSTRIAL USE CLASSIFICATIONS</b>	
Food Processing, Limited	L22
(Suggested uses include: Bakery, Confectionary, Coffee Roasting and Sales, Specialty Olive Oil Press and Sales)	
Industry, Custom	L8
Industry, Limited	L8
<b>AGRICULTURAL AND EXTRACTIVE USE CLASSIFICATIONS</b>	
Animal Husbandry	U
Crop Production	L24
Wineries	U
Assemblies, ceremonies and weddings	U
(Suggested uses include: Farmers Markets, Arts and Craft Shows (Outdoor), Live Entertainment Events, Street Fairs)	
<b>TEMPORARY USE CLASSIFICATIONS</b>	
Agricultural Specialty Sales, Seasonal	P
Yard/Garage Sales	U

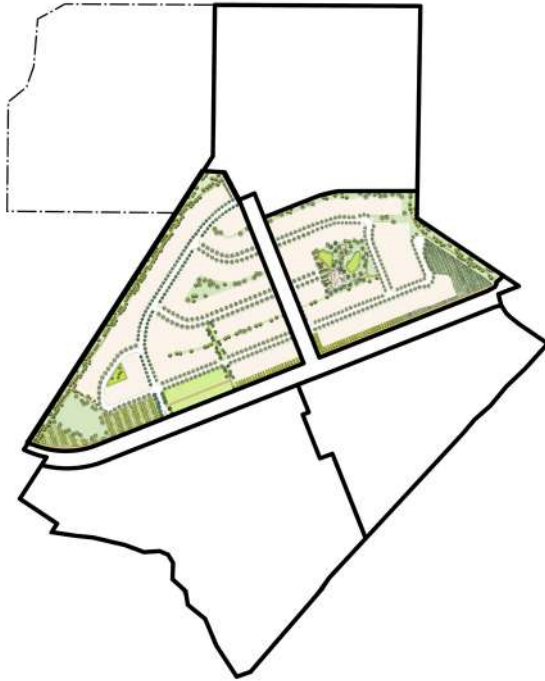


Figure 4-5:  
PA-3 North  
Village

### C. PA-3: North Village

The North Village is a central residential area located north of North River Road just across from the Village Core and bounded on the east by Wilshire Road (Figure 4-5 and Tables 4-6 and 4-7, PA-3 North Village). The proposed single-family uses in North Village will provide an effective transition to the lower density areas located in the Hilltop Village area. Homes within this area are buffered from North River Road with a combination of agricultural fields and landscape buffers. Pedestrian trails and access to the Village Promenade provide strong connections to the Village Core. Primary access is from North River Road in two locations.

**P-** Permitted

**L-** Limited Subjected to Specific Regulations per Article 10 Residential Districts of the City of Oceanside Zoning Ordinance

TABLE 4-6: PA-3 NORTH VILLAGE	
Development Standard	PA-3
Maximum Lot Coverage	50%
Minimum Lot Area	5,000 square feet
Minimum Lot Width	50 feet
Minimum Yard Setbacks:	
• Front	10 feet
• Side	5 feet
• Corner Side	10 feet
• Rear	20 feet
Maximum Height	2 story/35 feet

TABLE 4-7: NORTH VILLAGE ALLOWABLE USES	
Use Type	Permit Type
<b>RESIDENTIAL USE CLASSIFICATIONS</b>	
Single-Family Residential	P
<b>COMMERCIAL USE CLASSIFICATIONS</b>	
Horticulture, Limited	L1
<b>PUBLIC AND SEMIPUBLIC USE CLASSIFICATIONS</b>	
Parks and Recreation Facilities	L3
<b>AGRICULTURAL AND EXTRACTIVE USE CLASSIFICATIONS</b>	
Crop Production	L9

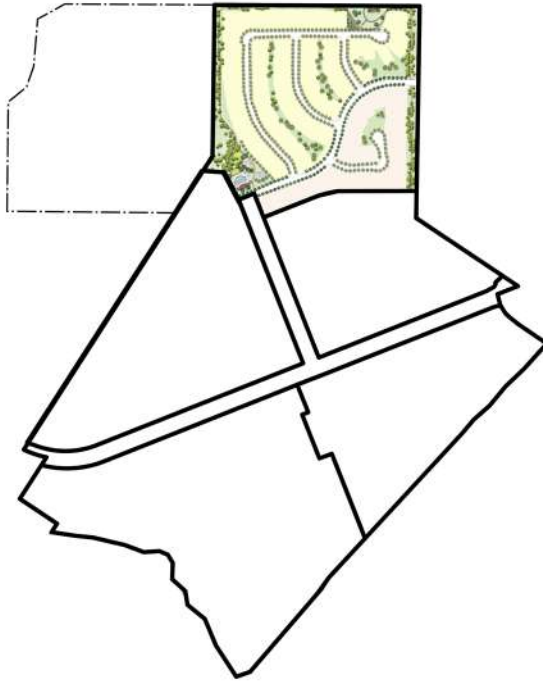


Figure 4-6:  
PA-4 Hilltop  
Village

### D. PA-4 Hilltop Village

The Hilltop Village is a large lot residential area located in the northern portion of the Plan on a gentle knoll at the highest elevations of the property (Figure 4-6 and Tables 4-8 and 4-9, PA-4 Hilltop Village). The underlying land use designation for Hilltop Village is Single Family Residential allowing for a base density of 3.6 dwelling units per acre and a maximum density of 5.9 dwelling units per acre. Single-family detached homes on 8,400 square-foot minimum lots and larger are envisioned for development in the Hilltop Village. This area borders an existing single-family detached development on its west and agricultural estate homes on its north and east sides. Roads within this area are curved following the natural contours of the land and designed to fit the topography. Primary Access is from the Village Promenade off of North River Road and Wilshire Road to the east.

**P-** Permitted

**L-** Limited Subjected to Specific Regulations per Article 10 Residential Districts of the City of Oceanside Zoning Ordinance

**A-** Administrative Conditional Use Permit

TABLE 4-8: PA-4 HILLTOP VILLAGE	
Development Standard <sup>1</sup>	PA-4
Maximum Lot Coverage	50%
Minimum Lot Area	8,400 square feet
Minimum Lot Width	70 feet
Minimum Yard Setbacks:	
• Front	20 feet
• Side	7.5 feet
• Corner Side	10 feet
• Rear	20 feet
Maximum Height	2 story/35 feet

<sup>1</sup> Development standards listed for Planning Area 4 are in compliance with the City of Oceanside 'RS' property development regulations.

TABLE 4-9: HILLTOP VILLAGE ALLOWABLE USES	
Use Type	Permit Type
<b>RESIDENTIAL USE CLASSIFICATIONS</b>	
Single-Family Residential	P
<b>COMMERCIAL USE CLASSIFICATIONS</b>	
Horticulture, Limited	L1
<b>PUBLIC AND SEMIPUBLIC USE CLASSIFICATIONS</b>	
Parks and Recreation Facilities	L3
<b>AGRICULTURAL AND EXTRACTIVE USE CLASSIFICATIONS</b>	
Crop Production	L9
<b>ACCESSORY USES</b>	A

<b>TABLE 4-10: DEVELOPMENT STANDARD MATRIX</b>				
<b>Development Standard</b>	<b>PA-1</b>	<b>PA-2</b>	<b>PA-3</b>	<b>PA-4</b>
Maximum Lot Coverage	85%	85%	50%	50%
Minimum Lot Area	2,000 square feet	2,000 square feet	5,000 square feet	8,400 square feet
Minimum Lot Width	35 feet	35 feet	50 feet	70 feet
Minimum Yard Setbacks:				
▪ Front	5 feet	5 feet	10 feet	20 feet
▪ Side	3 feet	3 feet	5 feet	7.5 feet
▪ Corner Side	3 feet	3 feet	10 feet	10 feet
▪ Rear	10 feet	10 feet	20 feet	20 feet
Maximum Height	2 story/35 feet	2 story/40 feet	2 story/35 feet	2 story/35 feet
Minimum Building Separation for Attached Unit Buildings: <sup>1</sup>				
▪ Front to Front	n/a	15 feet	n/a	n/a
▪ Side to Side	n/a	10 feet	n/a	n/a
▪ Rear to Rear	n/a	15 feet	n/a	n/a
▪ All Others	n/a	10 feet	n/a	n/a
Separation Distance for Detached Clusters: <sup>1</sup>				
▪ Between Cluster Perimeters	10 feet	10 feet	n/a	n/a
▪ Dwellings within Clusters	5 feet	5 feet	n/a	n/a
Maximum Height	2 story/35 feet	2 story/40 feet	n/a	n/a

Figure 4-7 Land Use Phases



- LEGEND**
- SFD-R
  - MDA-R
  - SC/ MDB-R
  - OPEN SPACE/SLOPE /AGRICULTURE





## 5.0 The Agriculture

# 5.0 The Agriculture

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Agriculture is a core value of North River Farms. It's design will be informed by its location as the gateway to South Morro Hills, and at the western junction between urban/suburban and a rural/working agricultural landscape. Taking inspiration from the agricultural heritage of the area, North River Farms brings farms and gardens into the everyday as an amenity to attract and serve residents and visitors by providing them unique agrarian experiences and to connect them to their food.

The agricultural landscapes of North River Farms, shown on Figure 5-1, Agricultural Landscapes, will create a unique setting for community development, recreation, learning and the enjoyment of good local food. The farm, gardens, and orchards will promote many of the Guiding Principles of the development, including making agriculture a catalyst for community engagement, promoting health and wellness, encouraging sustainable practices, providing walkability and connectivity, and maintaining the semi-rural character of the landscape.

With a focus on agrarian character and education of residents and community about agriculture, North River Road is planned to showcase the agrarian heritage of North River Farms and South Morro Hills. Incorporating orchard plantings along the roadside and establishing showcase farms at both edges/entries to the property, the visitor and neighbor will be led through the community and to the core where the focus is on gathering places and the community farm. The Education Center will focus the attention of visitors and neighbors on the agriculture and connect them to the slow food movement.

With its focus on community agriculture, sustainability, farm-to-table living, and creating a strong sense of place, North River Farms will be a model for responsible agrarian development in Southern California. Development will be informed by current land uses - the existing agrarian environment and built environment will be woven together seamlessly.

Agricultural features throughout the community should be designed with the following considerations:

Materials and construction should reflect the semi-rural and agricultural character of the region, blend with the architectural character and design aesthetic of North River Farms and uphold the health and safety of the environment and people who visit the farm and gardens.

A consistent design aesthetic will be applied to materials used for construction of farm elements including fencing, trellises, arbors, benches and other furnishings, barn, post-harvest structure, sheds, farm stands and raised beds.

High quality materials such as untreated lumber and nontoxic sealants should be used so as not to compromise the natural growing techniques used on the farm.

Farm and garden areas should be regularly maintained to keep up appearances and to reduce pest and disease pressures. This includes proper weeding (weeds should be removed before going to seed), pruning, deadheading spent flowers, harvesting and trellising; removal of diseased plant materials; and proper irrigation.

Figure 5-1: Agricultural Landscapes



**LEGEND\***

- ① COMMUNITY GARDEN
- ② MARKET GARDEN
- ③ PRODUCTION AG
- ④ AG/VINEYARD
- ⑤ ORCHARD INTERCROPPING
- ⑥ ORCHARD
- ⑦ WINDROW
- ⑧ FARM HUB
- ⑨ VILLAGE RETAIL
- ⑩ ECOLOGY CENTER

\* All agricultural components listed in legend are conceptual in nature and are subject to change.

## 5.1 The Education Center

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The Education Center is the inspirational component of the core and a key value of the community that bridges the farm to the home. Programming provided by the education center will include:

### Hands-On Workshops

A series of DIY workshops designed to introduce a variety of ecological principles that can be easily replicated in participant's own homes, schools or backyards. These 1-2 hour workshops are hosted by subject experts and address a variety of topics, such as: rain barrel installation, composting, seed propagation, and fruit harvesting & canning basics. Participants will experience the education via hands-on engagement. They will leave with a strong working knowledge of the skill-sets needed to implement themselves and obtain additional curriculum and resources.

### Family-Based Education

Eco-Tots is special garden experience for toddlers and their parents, where children learn via hands-on experiences in the garden. Creating seed balls, harvesting rainwater, garden inspired art projects, and making music are a few of the favorite activities of this program. This hour and a half long program leaves kids inspired, and engages families in proactive ecological education.

### Garden Volunteer Opportunities

In the spirit of 'learn by doing', our scheduled volunteer garden opportunities allow community members to participate and learn at a higher level by aiding The Ecology Center's farm team in the propagation,

maintenance and harvesting of the garden spaces.

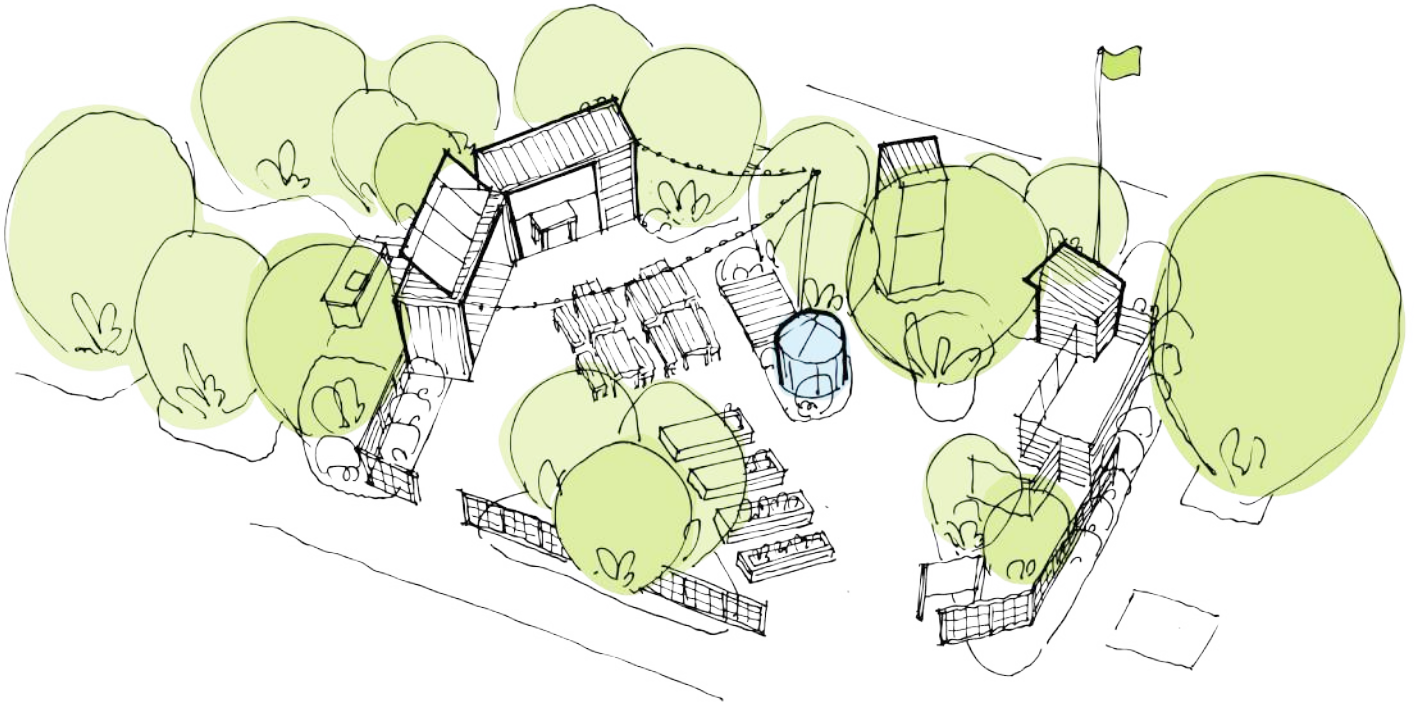
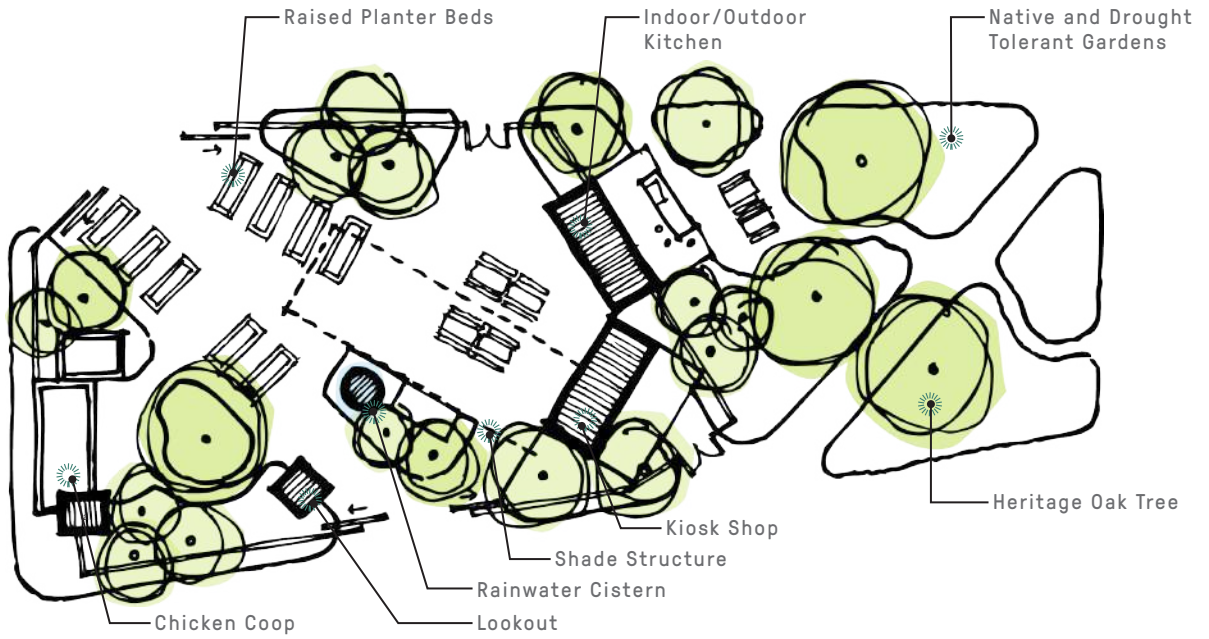
### Community Table Farm Dinners

Community Table dinners will pair a renowned chef with a local farmer to work collaboratively on designing a completely sustainable meal. Different dinners will explore different agricultural themes and present a unique menu tailored to the story.

### Demonstrations

Cooking demos utilizing fresh produce harvested from the gardens, rain barrel installation demos and local artisans sharing their handmade crafts are a few of the traditional offerings.

Figure 5-2: The Education Center Concept Plan





'Build Your Own' Workshop

WINTER

First Saturday: Marmalade Tasting

SPRING

Spring Celebration @ Farmhouse



Earth Day

First Saturday: Meet the Farmer

SUMMER



Green Feast

Events and Festivals

Seasonal offerings may include Earth Day festivals, farmer's markets, educational movie nights, or speaker series.

First Saturday: Organic Bread Sale

FALL



Maker's Market

Figure 5-3: The Education Center Concept



## 5.2 Edible & Agricultural Landscape

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North River Farms emphasizes the importance of community agriculture, which will be reinforced by planting design and landscape character throughout the Plan. In addition to the urban community farm and community gardens, edible landscaping should be used wherever possible. Edible landscapes combine fruit and nut trees, berry bushes, vegetables, herbs, edible flowers and ornamental plants into aesthetically pleasing designs. These designs can incorporate any garden style and can be included almost anywhere in the community landscape. The edible landscape recognizes that an aesthetically pleasing landscape and the production of fresh, delicious food can go hand-in-hand. Edible landscaping can be incorporated in schools, commercial areas, multi-family housing, parks, streetscapes and other spaces so that residents can enjoy the benefits of edible plants integrated into the landscapes they experience on a daily basis.

Edible landscape designs should create

balance, unity, rhythm, interconnection, and pattern in the landscape while integrating a host of food-producing plants into the design.

Fruit trees can be grown as large trees in the landscape or trained as fences in an “espalier.” A wide range of berry-producing shrubs and brambles (raspberries) can work well as hedges, living fences or screens.

Vining plants such as hardy kiwi, grape, squash, beans and peas can climb along an arbor, pergola, fence line or trellis.

Food-producing plants should be mixed with ornamental plants. The edible landscape garden should include non-edible trees, shrub and perennial species.

Fruit tree selection should be dependent on ability to thrive in native conditions. Orchards should be properly pruned to improve overall health and appearance. Open areas, edges and pathways should be regularly mowed to keep down weeds, disease and pests.

Figure 5-4: Edible Landscapes



## 5.3 Community Gardens

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Community gardens bring residents together to share, learn and grow food in a beautiful, community-managed space. These gardens provide fresh produce and plants as well as satisfying labor, neighborhood improvement, a sense of community and a connection to the environment. These gardens are smaller and more public than the community farm. Produce is typically grown for personal and community use, not for commercial sale.

Community gardens will be located throughout the neighborhoods of North River Farms, with access by car, bike and foot. The gardens provide residents the opportunity to get involved by managing their own garden plot and growing food with and for their family and neighbors. Excited new residents will get their hands dirty in this

garden space and as the community grows, the demand for local foods will increase in order to support more community gardens or a community farm. The community gardens should be kept clean and well maintained with the same maintenance standards applied to the farm. Appropriate features within the community garden – such as raised bed and potting tables – should be designed and built at a scale accessible to people of all ages and abilities.

Figure 5-5: Community Gardens



## 5.4 Community Farms

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Community farms can provide year-round produce and programming opportunities for creating a sense of place and building community in a beautiful, agrarian setting. As an anchor amenity, the farm demonstrates the development's commitment to preserving rural character, agricultural land conservation and providing healthy, active lifestyles for its residents. A highly diversified array of fruit, vegetable and flower crops should be grown to appeal to the residents and broader community all of which shall be professionally managed.

The community farm will be operated as a Community Supported Agriculture (CSA) farm, in which residents become members of the farm by paying for produce that the community farm produces. This model fosters a direct connection to the farmer and the farm, as residents can visit the farm each week to pick up their share. It connects the residents to the seasonality of fresh produce as well as the natural world around them. Community farms that successfully engage the community are cherished and preserved for decades.

The farm not only provides residents and community members with freshly harvested produce and other locally-made goods, it also provides a space for community members to come together to learn about growing food, create bonds with their families and neighbors, and form strong connections with their home.

Fruit and nut production is a high value agricultural crop. Fruit and nut tree orchards and vineyards add value to the land at North

River Farm in several ways: they are visually pleasing, a commercially viable, offer shade and habitat to wildlife and preserve the agricultural legacy of the land. Specific tree varieties should be selected for climate, taste and disease resistance.

The farm should showcase best practices around sustainable land management. The farm will exhibit a balance of well designed, clean and organized space with a natural, diverse and organic aesthetic.

Site planning of the farm includes field layout and spacing, farm buildings and structures, community entry fields and signage, demonstration gardens, pedestrian and service access, U-pick areas, fencing locations, infrastructure and other elements.

The farm will be designed to:

- Uphold the rural character of the area
- Be clean and organized, without appearing too formal
- Honor natural seasonal and agricultural cycles
- Incorporate flowers throughout farm plots to attract pollinators
- Encourage biodiversity through the use of native plants (beneficial insects and wildlife should be encouraged on the farm)

Farm management will employ the following best practices:

- Soil stewardship
- Cover crops and mulches should be used

Figure 5-6: Community Farms



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to keep soil covered, improve soil fertility, reduce weeds, and improve cleanliness and aesthetics.

Conservation of Natural Resources:

- Pest and Disease Control – Synthetic chemicals such as fertilizers, pesticides and herbicides, should be avoided on the farm. Because the landscape is for the enjoyment, health and education of the community, natural growing methods should be implemented. Organic methods, permaculture techniques, integrated pest management, and other best practices encouraging a healthy land stewardship should be explored.
- Drip irrigation and/or other efficient irrigation systems should be used on the farm.
- Composting should be incorporated for sustainability, education and production. Proper techniques should be used to decrease potential for unpleasant odors and wildlife nuisances. A compost operation could provide a closed loop system for recycling community food and

yard waste within the North River Farms community.

- Post-Harvest Handling and Food Safety – An on-farm food safety plan such as GAPs (Good Agricultural Practices) should be put in place.
- ADA Accessibility

The functionality of the farm should be maintained by employing the following techniques:

- Design for consistency, predictability and efficiency with evenly spaced bed/path widths and lengths. Mowed paths are recommended to improve both accessibility and soil structure. Mulched pathways are also acceptable. Annual and perennial flowers can be added to bed ends to encourage a softer appearance.
- Certain areas of the farm should be ADA accessible.
- Operational areas should be buffered visually from the public.
- Restrooms and hand washing areas will be provided per local code.



## 5.5 Agritourism

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Agritourism is defined as any business conducted by or for a farmer for the education of the public to promote the products of the farm and to generate additional farm income. Agritourism can include a variety of facilities and activities including education, farm dinners, festivals, farm visits, lodging, tours, demonstrations, wineries, trails and museums. In addition, agritourism represents an additional distribution channel for farm goods, allowing for farm direct visitation and purchase. There are many social movements that are pushing for an increase in agritourism including a locavore movement, which works to connect farmers with consumers in the same region. There is a growing movement toward health, wellness and sustainability. The average farm product travels 1500 miles to get put on the table. Teaching and providing access to a farm in the region helps to promote healthy food and more sustainable living.

The Plan aims to provide for future agritourism through thoughtful planning principals, integrated design elements, and flexible forward thinking. Activities may include U-pick operations on the farm, animal interaction, demonstration farms and kitchens, onsite farmers' market and retail outlets, winery tours / tastings, lodging, farm to table restaurants, education and other tours.

South Morro Hills is an agricultural region that is looking to embark on agritourism. North River Farms provides a catalyst for the transition of an existing agricultural

region and the rebranding of Oceanside as a City. Bringing visitors from the beach to another destination in Oceanside will add to tax revenue and more widely distribute the tourism base. The project will provide much needed improvements to limited infrastructure including roads, water and sewer allowing neighboring properties to broaden their agritourism opportunity. Access to farming is not a currently utilized opportunity in South Morro Hills and the threat of rising water costs and increasing overhead make long term production farming a use to be re-imagined.

The Plan develops a sustainable and profitable agritourism program, which will help to increase farm profits and preserve farming. The beautiful landscape and views transport visitors and residents alike to a place different than the Oceanside by the beach and create a wholly different experience for the City.







## 6.0 Parks, Recreation & Open Space

# 6.0 Parks, Recreation & Open Space

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This chapter describes the framework and guidelines for the neighborhood parks and open space system. Consistent with the guiding principles for the project, the overall intent is to establish a compelling sense of place, a high level of pedestrian and bicycle access, an enduring public realm, and strong connections to and compatibility with the surrounding community and the site's agricultural history.

To this end, over 80 acres of North River Farms are planned for park and open space features including a variety of parks, buffers, trails, and farm plots to reinforce the agricultural context and serve a wide variety

of interests and age groups. The result will be a park-oriented community that emphasizes wellness through the establishment of a comprehensive open space and recreational system in close proximity to all residents. Park programming is intended to evolve over time as the neighborhood matures and residents become stakeholders in the design. Detailed programming and design for the initial installation will be developed in collaboration with the City of Oceanside Recreation and Parks Department.

## 6.1 Development Standards

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The City of Oceanside requires a minimum area of 300 square feet per dwelling unit for the total usable open space provided for developments proposed within the Plan area. In addition to the public amenities provided, the density and product types anticipated within the Plan area will also include homes that have private balconies, patios, or private yard areas. Refer to Table 6-1, Open Space Requirements.

Areas of private usable open space may be applied to meet up to 50% of the overall usable open space requirement. Private usable open space may be on patios or balconies where a horizontal rectangle has

no dimension less than 5 feet. Private usable open space not on patios or balconies shall be designed so that a horizontal rectangle inscribed within has a minimum dimension of 10 feet and shall not include driveways or parking area, or areas required for front or street side yards.

A minimum of 50% of the total usable open space area requirement shall be provided as common usable open space. Such areas shall be designed so that a horizontal rectangle inscribed within has a minimum dimension of 15 feet, shall be open to the sky, and shall not include driveways or parking areas, or areas required for front or street side yards.

TABLE 6-1: OPEN SPACE REQUIREMENTS							
Planning Area	Land Use	Density DU/AC	Maximum Units	Minimum Park Factor	Acres Required	Trail Acres Provided	Total Acres Provided
PA-1: Riverside Village	MDA-R	6.0-9.9	223	300 SF/DU	1.59 acres	0.10 acres	1.80 acres
PA-2: Village Core	SC/MDB-R	10.0-15.0	81	300 SF/DU	0.80 acres	0.50 acres	1.60 acres
PA-3: North Village	SFD-R	3.6-5.9	190	0	0.18 <sup>1</sup> acres	3.20 acres	5.60 acres
PA-4: Hilltop Village	SFD-R	3.6-5.9	91	0	0.18 <sup>1</sup> acres	3.70 acres	6.80 acres
<b>Subtotal</b>	-	-	<b>585</b>	-	<b>2.75 acres</b>	<b>5.9 acres</b>	<b>16.90 acres</b>
	Agriculture	-	-	-	-	-	<b>68.10 acres</b>
<b>Total</b>	-	-	<b>585</b>	-	-	-	<b>85.00 acres</b>

<sup>1</sup> For projects over 75DU, a 8,000 SF (0.18 acre) common open space is required.



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Such areas shall be a minimum of 750 square feet in size, for example a quiet bench or a small outcropping of rocks for children to play.

Open space, recreation and trails provide the backbone to a successful community as well as providing connectivity within the community. Within North River Farms there are several recreation and open space opportunities for residents of all ages to enjoy. An overview of the open space and recreation features is presented in Figure 6-1, Open Space Classification. A multi-use trail system will also provide access to the regional river trail systems for area residents.

The centerpiece of the Parks, Recreation, and Open Space Master Plan is the Farm, which will be established to serve as the heart of the community. The Farm provides a location

to cultivate and purchase fresh produce, provide educational opportunities, and hold community events. The open space for The Farm provides community character along North River Road and buffer adjacent to the San Luis Rey River.

In order to provide local park experience, the project seeks park credit for both public and private park experiences for future residents. Parkland dedication is based on the requirements set forth in the City of Oceanside Zoning Code.

Figure 6-1: Open Space Classification



- LEGEND
- PARK
  - TRAIL
  - PASEO
  - FARM
  - BASIN

## 6.2 Neighborhood Parks

The Plan area includes six neighborhood parks within each district that includes the Village Square, River Village Park, Mill Park, North Village Park, Hilltop Park and Doggy Pawk as well as a network of trails, slopes and natural drainage buffers. Figure 6-2 Village Square, shows a graphic depiction of these parks.

### **A. Village Square**

The proposed park at the center of the project will serve as a civic gathering point for the community. A long open-air trellis for farmers' markets and community events is featured; shade trees and seating will be part of the park experience. An open lawn is featured for flexible activities where community events and celebrations will take place. Themed gardens and community garden plots are also envisioned.

Figure 6-2: Village Square



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## **B. Mill Park**

The Mill Park features six milling rocks found on the property, which may be incorporated into the park design and celebrate local historic culture. The site is unique with a number of rock outcroppings and small oak trees. The design of the park will be informal in nature with predominantly native plantings. Features may include an adventure playground, picnic tables and shade structure.

Figure 6-3: Mill Park



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### **C. River Village Park**

The River Village Park will provide a small active recreation facility with a pool. Opportunities for community gardens are included, such as informal lawns and decomposed granite flexible use areas for bocce ball, horseshoes, cornhole or free play. This park is perfect for small neighborhood gatherings and will include a picnic table, benches and shade trees.

Figure 6-4: River Village Park



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### **D. View Park**

Terminating the north end of the Village Promenade is the North Village Park, a 1.5-acre neighborhood park and private community pool. This active park with open meadow will provide an important recreation opportunity for the northern Plan area. A variety of active uses are planned which may include half court basketball, children's play areas, a pool and volleyball. The park is connected to the perimeter trail system and easily walkable from all neighborhoods.

Figure 6-5: View Park



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### **E. Hilltop Park**

The 1 acre Hilltop park is located at the highest point of the site and features a small view pavilion with seating that has views across the San Luis Rey River valley.

The park also includes a community garden and connecting paths to the perimeter trail system.

Figure 6-6: Hilltop Park



## **F. Doggy Pawk**

The Doggy Pawk is a 1 acre park located at the eastern edge of the site, offering secured spaces for large and small dogs in the plan of a paw. It is the only dog park in Oceanside and fully open to the public. The park features obstacles and amenities for dogs and their owners. The park also includes a connecting path to the perimeter trail system through agriculture fields, weaving back into the

Figure 6-7: Doggy Pawk



## 6.2 Neighborhood Parks

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### **Neighborhood Park Guidelines:**

- Park circulation should be designed to provide pedestrian access from the surrounding neighborhoods and trails.
- Parking for the neighborhood parks shall be provided on adjacent streets.
- Homes should be designed to front onto the neighborhood parks where possible.
- Low Impact Development design features should be incorporated into the park design through the use of rain gardens, pervious surfaces and vegetative swales.
- Park design should incorporate unique cultural elements or focal points consistent with the North River Farms design features into the design to create a distinct identity.
- Parks shall be designed functionally and visually as open as possible with as little fencing as possible. Fencing may be used where a tot lot is in close proximity to streets, parking lots or other high volume vehicular use areas that pose a safety concern. Fences shall be limited to 3 feet and be open. For security reasons, solid fencing or hedges shall not be used.





## 6.3 Connectors & Open Space Areas

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The project aims to make the community healthier, sustainable, and livable through a variety of open space features and connectors. These connectors include landscaped promenades, medians, slopes, perimeter open space buffers and mid-block paseos. Uses may include multi use trails, water quality systems, edible landscapes, buffer/screening landscape planting and landscaping of slopes.

### **Medians & Promenades**

Key features of the Plan's connectors include large medians and a promenade. The Village Promenade, the project's primary signature street, connects the Farm to the south to the North Village Park in the north creating a strong north south community amenity and connection. Designed as a wide median reminiscent of a traditional parkway, this median will be designed to accommodate water quality features as well as landscape amenities.

### **Pocket Parks**

The project has some small, irregular areas of open space areas that lend themselves to informal pocket parks. Though these parks are too small for physical activities, they provide greenery, a place to sit outdoors, capture views of the agricultural fields, and could include a monument, community marker or art project. Some of these parks also connect to the trail system.

### **Perimeter Edges & Drainage Basins**

On the east and west edge of the property, a large open space buffer is planned and will

provide a natural landscape feature for the project. The buffer, as depicted in Figure 6-8, North Buffer Concept, will be rural in nature and may include uses such as open grass areas, rustic picnic areas, benches and trails. Trails provide ample physical activity in the form of walking, running, horse riding and biking. Other relaxing activities such as observing nature, bird watching, painting, photography or picnicking are encouraged. Areas set aside for storm water management will feature grasses and other riparian plants that will treat the initial runoff and will be integrated into the open space design. Figures 6-9, Perimeter Edge Concept and 6-10 Landscape Buffer and Trail Concepts, depict additional concepts related to open space areas.

### **Additional Open Space Guidelines:**

- Uses should include signage features, naturally planted open spaces, paths, walks, bicycle trails and small pocket parks.
- Vegetated swales and water quality basins are important visual and aesthetic features of the community open space and shall be designed in accordance with the project landscape guidelines.
- Pedestrian features such as benches and trash receptacles are to be incorporated as appropriate.
- Open space may include programmed uses such as dog parks or other uses compatible and complementary to the neighborhood parks.

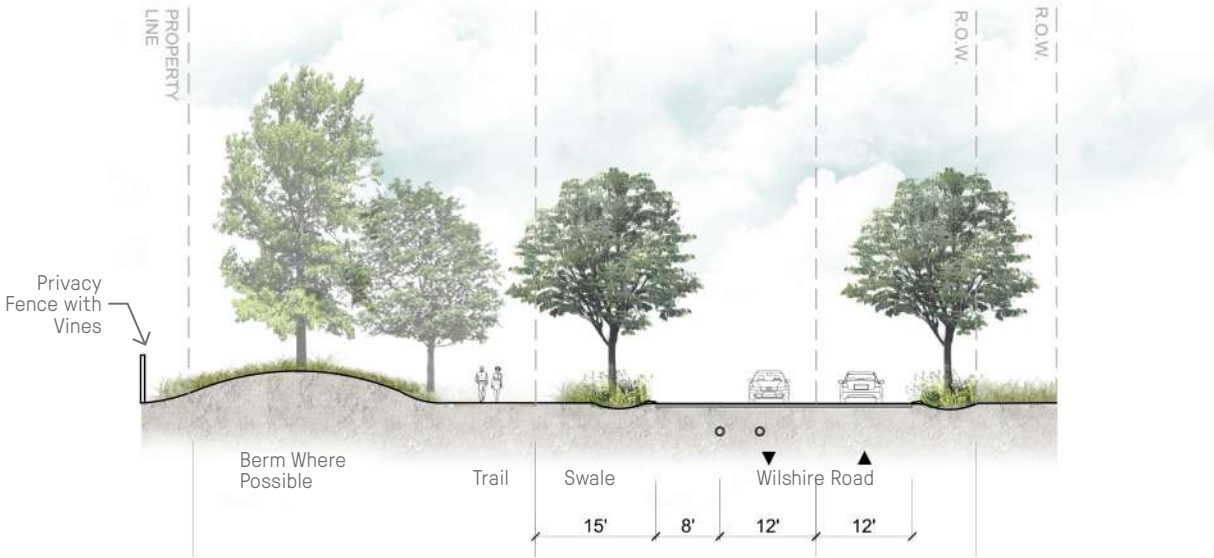
Figure 6-8: North Buffer Concept & Section



Figure 6-9: Perimeter Edge Concept



Figure 6-10: Landscape Buffer & Trail Concepts



Wilshire Road Edge Section



View along Wilshire Trail





## 7.0 Landscape Design

# 7.0 Landscape Design

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Landscape is a critical component of the North River Farms identity. The plan emphasizes water conservation, drought-tolerant, native and edible landscaping, and provides abundant trees for beauty, definition of spaces, habitat enhancement and comfort. As an ever-present visual element along the streets, edges, medians, and parks, landscape plays an important role in establishing the identity of the Plan. The landscape design for the project drew inspiration from two primary sources:

First, the agricultural landscape historic to East Oceanside with its regular geometry of row crops and tree orchards. Second, the natural landscape features of drainage-ways and the San Luis Rey River to create iconic early California tree lined and shade-dappled streets. A key design goal is to create a series of built features or icons to be found throughout the community that bring together the architecture and landscape to establish a distinct identity.

This chapter addresses the elements found within the landscape realm and includes guidelines and standards for planting design, street trees, project entries, parks, slopes and open space, edible landscaping, LID features, plant palettes and irrigation. The guidelines and standards set forth within this chapter will provide a closely coordinated, cohesive and memorable landscape experience within the North River Farms community.

## **Green Streets & Infrastructure**

Green streets and infrastructure will connect and beautify North River Farms'

public spaces and roadways. A well planned system of street trees and shade trees is the first step toward a more aesthetically pleasing environment, enhanced by other landscape design elements including walks separated by landscape parkways, medians and stormwater planters, rain gardens and vegetated roadways. These elements provide pedestrian connections, traffic calming and increased water infiltration.

## **Edible Landscape**

As discussed under the Agriculture section, North River Farms places an important emphasis on community agriculture and incorporating edible landscaping into the community as much as possible. Plants will be chosen to reinforce this vision in public and private landscapes.



# 7.1 Community Landscape Elements

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Primary landscape elements of the North River Farms Plan include street trees, entries, parks, perimeter edges, hedgerows, slopes and open spaces. In addition, opportunities for edible landscaping are provided in order to further promote the connection of community to land. All landscape elements described within this chapter should conform to the Landscape Plant Palette.

## **A. Project Entries**

Project entries provide an opportunity to identify North River Farms as a community distinct from others in the region. As illustrated by Figure 7-1, Entry Experience, primary project entries occur at the east and west end of North River Road. Entries incorporate farm plots and should be simple and understated in order to reinforce the agricultural identity of the Plan. Entry design will also incorporate features to express community identity with signage and lighting to create a memorable landscape gateway that reinforces the agricultural theme.

Figure 7-1: Entry Experience



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## **B. Street Trees**

Street trees are the backbone of the community and tree type should be selected from the Plant Palette based on the hierarchy and importance of the street within the community. There are several types of street trees used in North River Farms (See Figure 7.2, Street Tree Diagram) including those on North River Road, the Village Promenade, residential collectors and local streets, perimeter streets and entryways.

Street trees should be used consistently to establish a gracious and attractive shaded neighborhood. Streetscape treatments may also include small orchards at important entries and crossroads, groves of oak or other evergreen trees, vineyard plantings, and park/common area edges. The character of streets and entries should reinforce the agricultural theme of the project and provide orientation and a sense of hierarchy.

North River Road shall be planted with the dominant elements of large canopy trees and native or ornamental grass. The trees shall consist of rows of regularly spaced trees, matched in height and appearance. Materials should have a classic and timeless appeal and be durable and simple in form, but appropriate to the scale of North River Road.

The Village Promenade shall have multiple rows of tall regularly spaced trees of the same species. They will be matched in height and form to create a traditional shaded boulevard experience. Within these large medians small pocket parks shall be provided

with accent plants and detailed landscape features.

The residential collector should be planted with consistent, limited palette of trees to reinforce its identity as a community connector. The scale of trees should reflect the hierarchy and identity of the roadway system, with taller/larger trees defining the major streets. In general, street trees should be equal to or greater than the height of adjacent buildings. The planting pattern and species may vary at intersections to provide a flowering or contrasting tree.

Smaller scale trees may be spaced a minimum 10 feet from other trees, eight feet from street lights, and three feet from driveways, while spacing between medium to large trees should be no less than two-thirds the diameter of the crown at maturity to allow for healthy growth while balancing the need for shading of streets and walkways. Medium to large-scale street trees should be spaced at approximately 25-30 feet on center, with minor variations allowed to accommodate streetlights, driveways, and utility boxes.

Fruit-bearing olives or other fruit and/or nut trees may be used within the medians; however, fruitless olives must be used where they will overhang paved areas. The ground plane, to the curb, should be planted in low maintenance shrubs, groundcovers or lawn, hedgerows, grasses or wild flowers, with an emphasis on native plants where possible.

Street tree plantings are required along all public streets and shall be installed by the builder parallel to the curb and centered in

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the planter strips.

Street trees should be pruned to provide a minimum 8-foot clear space between the lower branches and the pedestrian walkway to allow for clearance for vehicles and pedestrians and bicycle passage.

### **C. Village Core & Park Landscape**

The Village Core within North River Farms can have both formal and informal planting designs relating to adjacent uses and program requirements. The landscape will have a manicured appearance, although native and low water-using plants should be emphasized. Small parks will lend themselves to formal planting treatments interspersed with large graceful shade trees.

The Village Square shall have plantings that incorporate an agricultural theme with small groves of heritage trees in highly visible areas combined with informal masses of heritage trees and plantings in and around activity areas.

Other parks or civic spaces shall be designed as both a visual space that has a definite character and also one full of program - areas for informal activities, shaded areas, seating areas, and viewing and/or strolling gardens. Each park or space should incorporate one unique garden or architectural feature that complements the community design such as an arbor, trellis or sculpture. Larger parks can include gazebos, pergolas or follies.

### **D. Hedgerow Features**

Linear planting of tall upright species of trees are planned along key north-south roads and the paseo. These planting are

meant to invoke the classic California agricultural landscape.

Hedgerows and windbreaks have been planted in farming and rural situations for thousands of years. Ancient hedgerows were used to confine livestock, define property lines, and shelter farmland and dwellings from wind. California windbreaks of eucalyptus have been used in many agricultural communities since the late 1880s and are an iconic feature of the agricultural landscape.

### **E. Perimeter Edges**

Perimeter edges occur along Wilshire Road to the east, the north property boundary and the west property boundary. They have been designed to blend with the existing rustic and informal character found along Wilshire Road north of the project. The primary design features are large tall trees and large canopy trees. These trees will screen homes and provide a buffer from adjacent roads and uses. Perimeter planting should utilize native and low water plants grouped in large masses to achieve a natural appearance. Grading and planting design shall be carefully coordinated to enhance the quality and character of the community. Mulch can be incorporated in flat areas instead of ground cover. A perimeter trail also occurs in this area.

### **F. Orchard Slopes**

Slope areas may provide a unique opportunity to incorporate a mixture of landscape materials suitable for agricultural production, screening or ornamental landscape. Orchard-type plantings can be utilized in select areas to complement the agrarian landscape of the Plan and provide agricultural products. Grading and

planting design for slopes and bio retention basins shall be done in unison to ensure plant species respond to grade changes and moisture levels associated with the design. Native grasses and groundcovers shall be used for all slope areas where orchard or ornamental plant and tree species are not used in order to provide erosion control.

### **G. Parking Lot Landscaping**

Landscaping is incorporated into the design of parking lots to soften paved areas, reduce heat during the summer months and provide shade and way finding. Landscaping, low screen walls or fences, landscaped hedges, and other design elements should be used to screen parking areas from streets. Landscape can help filter pollutants from the air, reduce the visual impact of large expanses of parking areas and reduce heat gain. All parking lot landscape design shall conform to City of Oceanside zoning ordinance 3019 E.

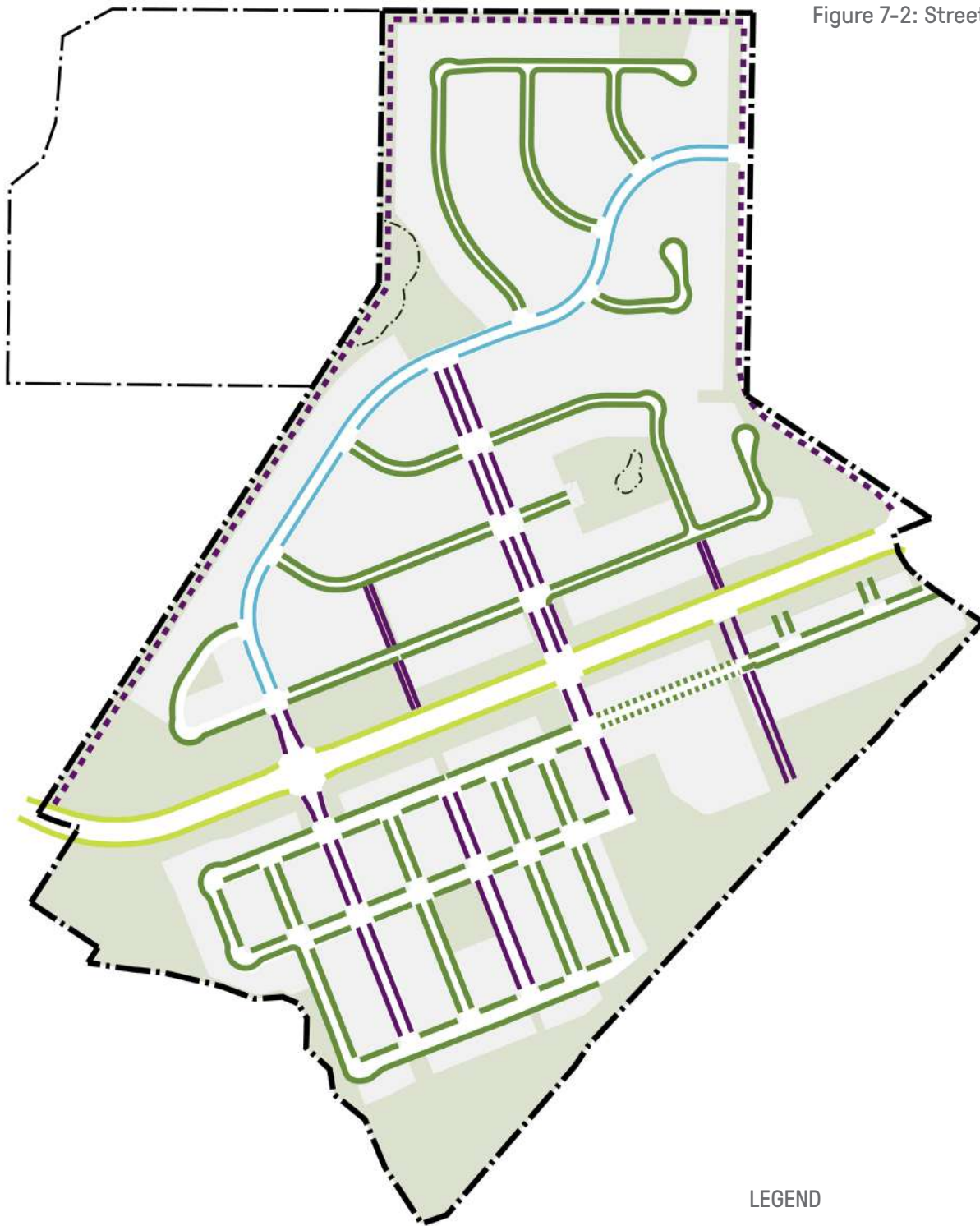
#### *Parking Lot Landscape Guidelines*

- Parking lots should be planted with trees to provide a minimum of 50% shading after 15 years.
- Pedestrian routes through parking lots should be clearly designated with paving and landscaping. Entryways to major building entries should also be clearly visible.
- Parking lots should be surrounded by a continuous hedge or shrub planting no more than 42 inches in height.
- Sight distance requirements should be maintained at parking lot entries.








- Pervious Pavements and surfaces shall be utilized in conjunction with agricultural plant palettes as much as feasible.
- The use of all weather surfaces such as decomposed granite or compacted aggregate base is encouraged to minimize pavement and increase pervious surfaces.



Figure 7-2: Street Tree Framework



LEGEND

-  NORTH RIVER ROAD
-  LOCAL ROAD
-  VILLAGE PROMENADE
-  RESIDENTIAL
-  HEDGEROW
-  PERIMETER
-  ORCHARD SLOPES



Hedgerow



Perimeter



Orchard Slopes



Residential



## 7.2 Private Residential Landscape

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In addition to the guidelines for public and community areas, the following provisions apply to private residential areas within the neighborhood.

Private areas shall emphasize the use of native, well-adapted plants, as well as fruit-bearing and other edible plant materials. Productive garden and farm activities are encouraged in private rear and side yard areas.

In addition to required street trees, each detached home should include a minimum of one fruit tree located within the front yard area. Other edible plantings may be used within front yard landscape areas or in planters and pots. All edible plantings should be maintained in good condition and not create a nuisance or unsightly condition for neighbors.

In order to avoid a disjointed appearance on streets with narrow lots (less than 45

feet in width), front yard landscaping with a cohesive design should be provided by the developers of each block within the neighborhood.

Planting of side yard areas with vertical trees is encouraged where feasible to provide privacy and reduce the visual impact of residential areas, particularly where large expanses of walls are visible such as zero lot line homes. Side yard plantings should consider shading and solar access requirements.

Front yard irrigation shall be provided for plant establishment.

Front yard turf for detached single family homes will only be allowed on low density residential designated lots and will require subsurface irrigation.

## 7.3 General Landscape Design Guidelines

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Plant materials should be selected from the Plant Palette with emphasis on drought tolerant species. Except in areas where specific plant palettes are designated, the plant list is designed to be flexible and provide general guidance on appropriate form, conditions and suitability to specific use.

Landscape should emphasize the use of drought tolerant, native landscape species

that are well adapted to the climatic and soils condition of the site.

Turf should be limited to parks, or other active uses and/or high visibility areas. Low groundcover and native grasses should be used as an alternative to turf wherever possible.

Avoid planting tree species with invasive root systems near utility lines and paving. Such species may be used in larger setback

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areas and open space areas provided there is adequate clearance.

Planting design should consider location and orientation when adjacent to buildings to maximize solar orientation, reduce building heating and cooling, and adhere to fire safety requirements.

Planting design should consider year-round interest and seasonal character through the careful use of flower and leaf color.

Landscape design shall provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas or service corridors to reduce negative visual impacts. Screen landscaping should incorporate evergreen plant species in order to maintain year-round leaf cover. Landscape plans shall conform to Chapter 49 of the California Fire Code and/or Chapter 7a of the California Building Code, as adopted by the City of Oceanside.

## 7.4 Irrigation & Water Conservation

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The irrigation system for North River Farms will conform to and exceed all California water use regulations. The system will exceed the standards for the MAWA (Maximum Allowed Water Allocation) through coordinated site and irrigation design. The irrigation system will utilize weather-based technology that automatically adjusts to rainfall to ensure the system will only irrigate when necessary.

The use of native and adapted plants, which require low water use and possess resistance to pests and diseases are encouraged. The less watering, fertilizing and chemical control required for landscape design reduces the need for irrigation and associated water use. The irrigation system should be designed to conserve water resources by efficiently and uniformly distributing water.

- Irrigation design shall accommodate hydrozones accordingly. For example, separate zones are required for shrub beds and turf beds. Trees should be put on a separate system when possible. Systems shall also be separated by sun exposure, i.e., north/east exposures versus south/west exposures.
- Automatic irrigation systems should include a rain shutoff valve.
- Moisture sensors should be installed at appropriate intervals in commercial and mixed-use areas and along streetscapes to minimize over watering.
- Turf and groundcover should be irrigated with a conventional spray system, using head-to-head spray coverage. Misting spray heads in turf areas should be avoided.

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- Rain water harvesting
  - Native plants
  - Shrubs and trees should be irrigated with a drip system to provide deeper, more even watering and promote water conservation.
  - Irrigation controls should be screened from view from the street by landscaping or other attractive site materials.
  - Soil should be mulched with 3–4” of organic material, such as wood chips, or to reduce evaporation, keep the soil temperature even and control weeds.
  - Roof water collection systems should be used as much as feasible to reuse roof runoff for irrigation.

## 7.5 Plant Palette

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Plant materials have been selected to establish a unique landscape character. These plants are particularly well suited to the soils, climactic, and water requirements for the area. The list, shown in Table 7-1, Plant Palette, is not intended to be exhaustive but to provide a clear guide for selection. Additional plants may be used that are compatible with this list and are approved by the City. No invasive plant species shall be used, per California Exotic Pest Plant Council List, and the California Invasive Plant Council (Cal-IPC) Listq. Consult Plantright.org for alternatives. The following popular but invasive plants species are not allowed:

- *Carpobrotus edulis* – Highway Iceplant
- *Cortaderia selloana* – Pampas Grass
- *Echium candicans* – Pride-of-Madeira
- *Nassella tenuissima* – Mexican feather grass
- *Pennisetum setaceu* – Crimson fountain grass
- *Vinca major* – Periwinkle



TABLE 7-1 NORTH RIVER ROAD STREETSCAPE		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Quercus agrifolia</i>	Coast Live Oak	36" - 48" box
<i>Quercus tomentella</i>	Island Oak	24" - 36" box
<i>Quercus virginiana</i>	Platanus racemosa	24" - 36" box
<i>Platanus acerfolia</i> 'Columbia'	Plane Tree	36" - 48" box
<i>Platanus racemosa</i>	California Sycamore	24" - 36" box

TABLE 7-1 WILSHIRE ROAD/ BUFFER/PARK TREES		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Arbutus marina</i>	Strawberry Tree	24" - 36" box
<i>Cercis occidentalis</i>	Western Redbud	24" - 36" box
<i>Lyonothamnus floribundus aspleniifolius</i>	Santa Cruz Island Ironwood	24" - 36" box
<i>Quercus species</i>	Oak	36" - 48" box
<i>Platanus acerfolia</i> 'Columbia'	Plane Tree	36" - 48" box
<i>Platanus racemosa</i>	California Sycamore	24" - 36" box
<i>Prunus ilicifolia</i> ssp <i>lyonii</i>	Catalina Cherry	24" - 36" box
<i>Sambucus mexicana</i>	Mexican Elderberry	24" - 36" box
<i>Schinus molle</i> (300' from any drainage)	California Pepper	24" - 36" box
<i>Umbellularia californica</i>	California Bay Tree	24" - 36" box

TABLE 7-1 INTERNAL HEDGEROW		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Eucalyptus species</i>	Gum	15 Gal - 24" box
<i>Populus fremontii</i>	Western Cottonwood	15 Gal - 24" box
<i>Tristania conferta</i>	Brisbane Box	24" - 36" box

TABLE 7-1 NORTH RIVER ROAD SCREEN HEDGEROW		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Ceanothus</i> spp	California Lilac	15gal - 24"box
<i>Elaeocarpus decipiens</i>	Japanese Blueberry	24" - 36" box
<i>Heteromeles arbutifolia</i>	Toyon	24" - 36" box
<i>Malosma laurina</i>	Laural sumac	24" - 36" box
<i>Michelia doltsopa</i>	Sweet Michelia	24" - 36" box
<i>Pinus torreyana</i> (no more than 5 in row)	Torrey Pine	24" - 36" box
<i>Prunus ilicifolia</i>	Hollyleaf Cherry	24" - 36" box
<i>Rhamnus californica</i>	Coffeeberry	24" - 36" box
<i>Umbellularia californica</i>	California Bay Tree	24" - 36" box

TABLE 7-1 ORCHARD		
BOTANICAL NAME	COMMON NAME	SIZE
Citrus Species	Oranges, Lemons, Limes, and Kumquat	24" - 36" box
<i>Diospyros fuyu</i>	Persimmon	24" - 36" box
<i>Ficus carica</i>	Fig	24" - 36" box
<i>Malus</i> spp	Apples	24" - 36" box
<i>Persea americana</i>	Avocado	24" - 36" box
<i>Prunus persica nucipersica</i>	Nectarine	24" - 36" box
<i>Punica granatum</i>	pomegranate	24" - 36" box
<i>Olea europea</i>	Olive	36" - 48" box

TABLE 7-1 INTERNAL LANDSCAPE / STREET TREES / PARK TREES		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Agonis flexuosa</i>	Peppermint Willow	24" - 36" box
<i>Arbutus marina</i>	Strawberry Tree	24" - 36" box
<i>Cinnamomum camphora</i>	Camphor Tree	24" - 36" box
<i>Fraxinus angustifolia</i> 'Raywood'	Ash	24" - 36" box
<i>Jacaranda mimosifolia</i>	Jacaranda	24" - 36" box
<i>Juglans californica</i>	So. California Black Walnut	24" - 36" box
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	24" - 36" box
<i>Lagerstroemia hybrids</i>	Crape Myrtle	24" - 36" box
<i>Magnolia grandiflora</i> 'Majestic Beauty'	Southern magnolia	24" - 36" box
<i>Nyssa sylvatica</i>	Tupelo Tree	24" - 36" box
<i>Quercus agrifolia</i>	Coast Live Oak	36" - 48" box
<i>Quercus virginiana</i>	Southern Live Oak	24" - 36" box
<i>Platanus acerfolia</i> 'Columbia'	Plane Tree	36" - 48" box
<i>Rhus lancea</i>	African Sumac	24" - 36" box
<i>Tristania conferta</i>	Brisbane Box	24" - 36" box

TABLE 7-1 RIPARIAN LANDSCAPE		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Alnus rhombifolia</i>	White Alder	15 Gal - 24" box
<i>Laurus nobilis</i>	Sweet Bay	24" - 36" box
<i>Platanus racemosa</i>	California Sycamore	24" - 36" box
<i>Populus fremontii</i>	Western Cottonwood	15 Gal - 24" box
<i>Quercus agrifolia</i> or equal	Coast Live Oak	24" - 36" box
<i>Salix species</i>	Willow	5 Gal / 15 Gal
<i>Sambucus mexicana</i>	Blue Elderberry	15 Gal - 24" box

TABLE 7-1 SPECIAL USE AREAS		
BOTANICAL NAME	COMMON NAME	SIZE
<i>Citrus varieties</i>	lemon, Lime, Orange	24" - 36" box
<i>Diospyros fuyu</i>	Persimmon	24" - 36" box
<i>Eucalyptus species</i>	Gum	24" - 36" box
<i>Olea europea</i>	Olive	24" - 36" box
<i>Phoenix dactylifera</i>	Date Palm	20 CBT
<i>Pinus pinea</i>	Italian Stone Pine	36" - 48" box
<i>Populus fremontii</i>	Fremont cottonwood	15 Gal - 24" box
<i>Punica granatum</i>	Pomegranite	15 Gal

TABLE 7-1 LARGE SCREENING SHRUBS		
BOTANICAL NAME	COMMON NAME	SIZE
Arctostaphylos spp.	Manzanita	5 Gal / 15 Gal
Comarostaphylis diversifolia	Summer Holly	5 Gal / 15 Gal
Ceanothus spp.	California Lilac	5 Gal / 15 Gal
Feijoa sellowiana	Pineapple Guava	5 Gal / 15 Gal
Ferocactus viridescens	Barrel cactus	5 Gal / 15 Gal
Garrya elliptica	Coast Silktassel	5 Gal / 15 Gal
Heteromeles arbutifolia	Toyon	5 Gal / 15 Gal
Leptospermum spp.	Tea tree	5 Gal / 15 Gal
Malosma laurina	Laurel Sumac	5 Gal / 15 Gal
Melaleuca nesophila	Pink Melaleuca	5 Gal / 15 Gal
Pittosporum crassifolium	Karo Tree	5 Gal / 15 Gal
Quercus dumosa	Scrub oak	5 Gal / 15 Gal
Pittosporum undulatum	Victorian Box	5 Gal / 15 Gal
Prunus ilicifolia	Hollyleaf Cherry	5 Gal / 15 Gal
Rosa californica	California Wild Rose	5 Gal / 15 Gal
Rhamnus californica	Coffeeberry	5 Gal / 15 Gal
Rhus integrifolia	Lemonade Berry	5 Gal / 15 Gal
Rhus ovata	Sugar Bush	5 Gal / 15 Gal

TABLE 7-1 RIPARIAN SHRUBS AND GRASSES		
BOTANICAL NAME	COMMON NAME	SIZE
Ambrosia 'californica'	No common name	1 Gal / 5 Gal
Ambrosia psilostadyra	No common name	1 Gal / 5 Gal
Anemopsis californica	Yerba Mansa	1 Gal / 5 Gal
Artemisia palmeri	San Diego Sagewort	1 Gal / 5 Gal
Baccharis glutinosa	Mule Fat	1 Gal / 5 Gal
Baccharis sarothroides	Desert Broom	1 Gal / 5 Gal
Iva hayesiana	Poverty Weed	1 Gal / 5 Gal
Juncus acutus	Southern Spiny Rush	1 Gal / 5 Gal
Juncus mexicanus	Mexican Rush	1 Gal / 5 Gal
Pluchea purpurascens	Marsh Fleabane	1 Gal / 5 Gal
Ribes speciosum	Fuchsia-flowering Gooseberry	1 Gal / 5 Gal
Ribes viburnifolium	Evergreen Current	1 Gal / 5 Gal
Salix lasiolepis	Arroyo Willow	Varies
Scirpus acutus	Viscid Bulrush	1 Gal / 5 Gal
Scirpus olinnyi	Oliny's Bulrush	1 Gal / 5 Gal
Typha domingensis	Cat-tail	Varies

TABLE 7-1 MEDIUM-LOW SHRUBS AND ACCENTS		
BOTANICAL NAME	COMMON NAME	SIZE
Agave spp.	Agave	Varies
Aloe spp.	Aloe	Varies
Arctostaphylos 'John Dourley	John Dourley manzanita	1 Gal / 5 Gal
Artemisia californica	Sagebrush	1 Gal / 5 Gal
Buxus spp.	Boxwood	1 Gal / 5 Gal
Caliandra californica	Fairy Duster	1 Gal / 5 Gal
Callistemon spp.	Dwarf Bottlebrush	1 Gal / 5 Gal
Ceanothus spp.	California Lilac	1 Gal / 5 Gal
Cistus spp.	Rockrose	1 Gal / 5 Gal
Dudleya spp.	liveforever	1 Gal / 5 Gal
Eriogonum fasciculatum	California Buckwheat	1 Gal / 5 Gal
Escallonia spp.	Escallonia	1 Gal / 5 Gal
Euphorbia spp.	Euphorbia/Spurge	1 Gal / 5 Gal
Feijoa sellowiana	Pineapple Guava	1 Gal / 5 Gal
Ferocactus viridescens	Coast Barrel Cactus	Varies
Grevillea spp.	Grevillea	1 Gal / 5 Gal
Hibiscus spp.	Chinese Hibiscus	1 Gal / 5 Gal
Lantana spp.	Lantana	1 Gal / 5 Gal
Lavandula spp.	Lavender	1 Gal / 5 Gal
Lavatera spp.	Mallow	1 Gal / 5 Gal
Leptospermum spp.	Tea Tree	1 Gal / 5 Gal
Ligustrum japonica 'Texanum'	Japanese Privet	5 Gal / 15 Gal
Mahonia spp.	Ca Natives	1 Gal / 5 Gal
Mimulus puniceus	Monkeyflower	1 Gal / 5 Gal
Miscanthus spp.	Eulalia	1 Gal / 5 Gal
Oenothera spp.	Evening Primrose	1 Gal / 5 Gal
Opunita littoralis	Beavertail	Varies
Pelargonium peltatum	Ivy Geranium	Flats/1 Gal
Plumbago auriculata	Cape Plumbago	1 Gal / 5 Gal
Punica granatum	Pomaganrate	5 Gal / 15 Gal
Penstemon spp.	Penstemon	1 Gal / 5 Gal
Rhaphiolepis indica	India Hawthorne	1 Gal / 5 Gal
Rosa spp.	Rose	1 Gal / 5 Gal
Rosmarinus spp.	Rosemary	Flats/1 Gal
Rhamnus spp.	Buckhorn	1 Gal / 5 Gal
Salvia spp.	Sage	1 Gal / 5 Gal
Sedum spp.	Sedum	Flats/1 Gal
Santolina virens	Lavender Cotton	Flats/1 Gal
Strelitzia spp.	Bird-of-Paradise	5 Gal / 15 Gal
Trichostema lanatum	Woolly Blue Curis	1 Gal / 5 Gal
Verbena spp.	Verbena	Flats/1 Gal
Westringia fruticosa	Westringia	1 Gal / 5 Gal
Yucca baccata	Datil Yucca	Varies
Yucca whipplei	Our Lord's Candle	Varies
Zauschneria californica	California Fuchsia	1 Gal / 5 Gal

TABLE 7-1 GROUND COVERS AND VINES		
BOTANICAL NAME	COMMON NAME	SIZE
Arctostaphylos spp	Manzanita	1 Gal / 5 Gal
Baccharis pilularis Pigeon Point	Dwarf Coyote Bush	Flats/1 Gal
Bougainvillea spp.	Bougainvillea	5 Gal
Ceanothus spp.	California Lilac	5 Gal
Clematis armandii	Clematis	5 Gal / 15 Gal
Clytostoma callistegioides	Violet Trumpet Vine	5 Gal
Distictis buccinatoria	Blood-red Trumpet Vine	5 Gal
Encelia californica	California brittlebush	Flats/1 Gal
Lantana spp	Lantana	Flats/1 Gal
Lonicera japonica	Japanese Honeysuckle	Flats/1 Gal
Ribes viburnifolium	Currant	Flats/1 Gal
Rosmarinus Officinalis	Creeping rosemary	Flats/1 Gal
Santolina virens	Cotton Lavender	5 Gal
Senecio mandralicae	Senecio	Flats/1 Gal
Solanum jasminoides	Potato Vine	Flats/1 Gal
Trachelospermum jasminoides	Star Jasmine	Flats/1 Gal
Trichostema lanatum	Woolly Blue Curls	Flats/1 Gal
Vitus spp.	Grape	5 Gal
Wisteria spp.	Wisteria	5 Gal

TABLE 7-1 GRASSES AND WILDFLOWERS		
BOTANICAL NAME	COMMON NAME	SIZE
Agrostis diegoensis	No Common Name	Rose Pots/1 Gal
Avena barbata	Slender Wild Oat	Rose Pots/1 Gal
Bouteloua gracilis	Blue Grama	Rose Pots/1 Gal
Bromus spp.	California Brome	Rose Pots/1 Gal
Buchloe dactyloides	Buffalo Grass	Rose Pots/1 Gal
Carrex spp.	Sedge	Rose Pots/1 Gal

<sup>1</sup>Agricultural plantings differ from plants used in Table(s) 7-1, Plant Palette.



## 7.6 Site Furnishings

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The site furniture for North River Farms features a coordinated theme of modern rustic aesthetics reminiscent of early agricultural farmhouse features. This emphasizes finished or unfinished wood, exposed steel elements and details of copper or chrome. Forms favor bold, strong angles, simplicity and rough connecting parts - all done in a way that make people feel comfortable. Variety is encouraged but a family of materials and elements that work together is essential. Refer to Figure 7-4, Site Furnishings, for specific locations.

### A. Lighting

Landscape lighting should be used carefully to avoid light pollution and adhere to Dark Sky Guidelines while providing safety and accentuating key community features. Efficient lighting design can improve nighttime visibility by avoiding glare, minimize building and site light trespass onto neighboring property, and increase visibility of the night sky. All outdoor lighting shall meet Chapter 39 of the City Code (Light Pollution Ordinance) and shall be completely shielded appropriately. Where color rendition is important, high-pressure sodium, metal halide or other such lights may be utilized and shown on final building and electrical plans.

- All outdoor site lighting fixtures shall be bi-level LED, which will reduce the demand for electricity.
- In general, lighting will be designed to minimize light levels for any given application and to direct the lighting onto high use areas or objects to be

lighted. Low-level, pedestrian-scale fixtures should be utilized to the degree possible.

- High efficiency fixtures are encouraged to direct light where it is needed to avoid excessive glare and reduce impacts upon night sky and open space.
- Lighting should be designed to differentiate use areas, emphasize neighborhood amenities, provide continuity along street corridors, and promote the safety of residents and users.
- The family of light fixtures for North River Farms should be a coordinated palette of decorative fixtures, unique to North River Farms neighborhood. Ornamental, pedestrian-scale pole lights are proposed for local street lighting, with optics and shields that direct the light to the ground. Pole lights in neighborhoods should not exceed 20 feet in height to maintain a pedestrian scale.
- Lighting should generally occur at intersections and areas of pedestrian activity and building entries, and should be minimized elsewhere. Lighting should be designed to minimize glare and impacts to adjacent land uses, especially residences. No lighting should blink, flash, or be of unusually high intensity or brightness.
- Lighting should utilize energy-efficient fixtures that provide pleasing light color. All streetlights should be equipped with cut-off shields to minimize visibility

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from adjacent areas of the community and public use areas. Court lighting, if any, should be planned to minimize illumination of neighboring uses and residential areas and avoid direct view of light sources. Parking lot lights should be no higher than necessary to provide efficient lighting of the area and should not exceed 28 feet, including the base.

- Landscape lighting should be limited to important landscape areas, entry and sign features, public parks or pedestrian use areas. Light fixtures should be hidden from direct view and the light source should be shielded from view at night. Landscape light fixtures should be durable and easily maintained.
- Building mounted fixtures may be utilized as long as the fixtures are scaled appropriately for their location on the building and the light source is completely shielded from view.
- Lights in parks and service areas should be designed to avoid spillover onto adjacent use areas, and to shield the direct view of the light source. Low-pressure sodium or other light types that contrast excessively with the normal use area lighting are prohibited.
- Off-street trail systems and pedestrian shortcuts should utilize low-level lighting sources such as lighted bollards or other comparable solutions if needed at all.



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## **B. Fences & Walls**

The intent of this section is to establish the vision for fences and walls within the neighborhood. Innovative solutions that may not be specified within this section are encouraged and will be reviewed by the Master Developer. Residential Fence Height Standards. Refer to Figure 7.3, Fences and Table 7-2, Fence Height Standards for a more detailed overview.

In all other zones, front yard fences or walls shall not exceed 4 feet in height provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet

A fence or wall along a side or rear property line may be up to 6 feet in height provided it does not extend into a front yard.

- Walls and fences should generally consist of a ‘family’ of elements, similar in style and materials, used in a consistent manner throughout the Plan.
  - In general, fencing should be designed to be natural appearing and durable, compatible with neighborhood character and reflective of the agricultural theme of the neighborhood.
  - Fencing and walls should be made from high quality materials and relate to the character of each unique area within the community. High masonry walls should be avoided and in areas adjacent to farm plots or open space, fencing should be permeable wherever possible
- to allow visual access. Fencing and walls within the neighborhood are intended to distinguish project areas while creating a welcoming appearance that encourages and controls pedestrian movement between residential, commercial and public use areas.
- Design of private fences should be compatible with the building architecture and should be consistent within each residential neighborhood or development phase. Fences should be of durable construction and should present a “finished” appearance from adjacent properties.
  - When used, front yard fencing may consist of fencing or walls with a maximum height of 3 feet, located a minimum 3 feet from the sidewalk. Materials should be limited to stone, masonry or finished wood product and should be used in combination with a hedge or shrub from the approved Plant Palette.
  - Front courtyards are permitted with courtyard walls of up to 5 feet in height with a combination of solid and view materials (e.g., a combination of masonry and open metal/wood) with a minimum solid to transparent ratio of 70% solid/30% transparent. Courtyard walls may encroach into front and side yard setbacks, however, they must be no closer than 3’ to the property line to allow for a landscape area.
  - On corner lots, front yard fencing should be continuous along the front and side

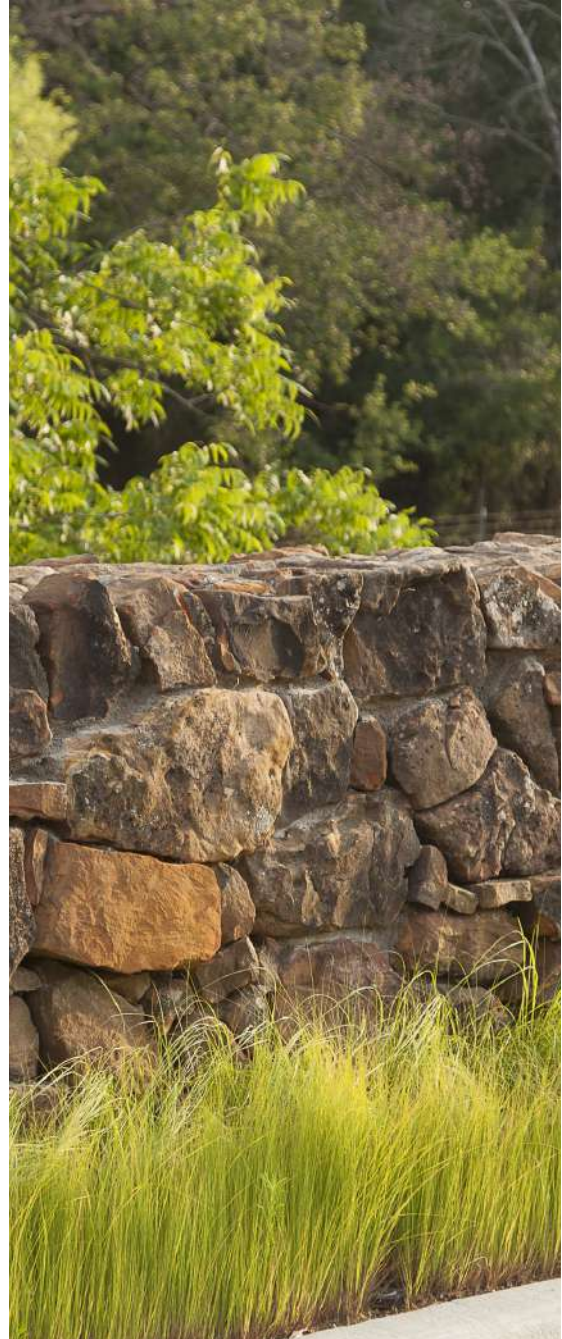
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property line along a street. For corner lots, side yard fencing along street frontages should be located a minimum of 4 feet from the sidewalk. Side yard fencing should not overlap more than 50% of the street-facing house facade.

- Side yard fences adjacent to streets should not extend past 50% of the building facade.

View fences are intended to allow views of open space from private lots while providing security. View fences may consist of wood or steel posts with wood pickets, wire mesh or decorative wrought iron. View fences should not exceed 6 feet in height and should not be less than 5' in height. View fences, or partial view fences (with 70% solid, 30% view fencing), are required where residential uses abut open space areas and slopes when they are not adjacent to arterial roads.

- When solid side-yard privacy fencing intersects open space view fencing that is less than 6' in height, the privacy fencing should step down to provide a height transition of 12" maximum and not less than 18" in length.
- Fencing along the perimeter of the Urban Farm may consist of post and cable or equivalent open type fencing.



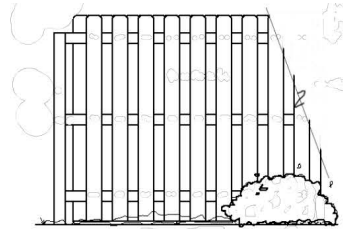
### **C. Prohibited Materials**

- Traditional fence materials (wood, stone, metal, masonry) are preferred on North River farms residential lots. Composite products are being developed that incorporate recycled and/or renewable resources and the quality varies. Consideration may be given to composite materials that are a heavy gauge and in a traditional shape and size. White Vinyl fencing is not allowed.

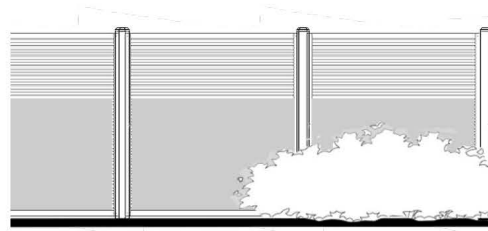
#### *Village Core, Agricultural Districts*

- Encourage owners to use more custom artistic fences.
- Raw/non-galvanized steel, some vinyl coated fencing may be appropriate.
- Encourage grid pattern fencing as opposed to the chain link woven pattern.
- Approved mixed-use fencing materials include: wood posts, steep posts, wood slats/pickets, steel cable, steel mesh, stone columns, recycled material, and CMU. Approved treatment to wood include: rough saw cut, aged barn wood, painted, and white washed. Approved treatment to steel include: weathered, painted, powder coated, and core-ten.
- No barbed or razor wire should be allowed. Chain link and plastic/vinyl fencing is prohibited on residential properties but may be used to provide security of some farm or other facilities as long as the fencing is outside of public view. All chain link fencing should be black, vinyl-clad fencing, or equivalent with posts to match.

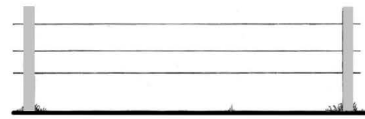
Figure 7-3: Fences



**Wood Slat Fence**



**Wood and Metal Panel Fence**



**Farm Utility Post and Wire Fence**



TABLE 7-2: FENCE HEIGHT STANDARD INTERIOR LOTS	
LOCATION	SIZE (FT.)
Front Yard	3'
Side Yards	6' Maximum Height
Rear Yard	6' Maximum Height
Clear View	6' Maximum Height
Site Triangle	3' Maximum Height

TABLE 7-2: FENCE HEIGHT STANDARD CORNER LOTS	
LOCATION	SIZE (FT.)
Front Yard	3'
Side Yards	4' Maximum Height
Rear Yard	6' Maximum Height
Clear View	6' Maximum Height
Site Triangle	3' Maximum Height

The intent of this table is to provide a series of prohibited material uses for the walls and fences within the project in order to establish and maintain a uniform character throughout the project. Materials that are not listed will be reviewed by the Master Developer.

# NORTH RIVER FARMS



**Stacked Stone Wall with Signage**



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## **D. Paving & Hardscape**

Paving surfaces and hardscape design should complement the design scheme of pedestrian-oriented spaces. The use of color, texture and material adds to the visual interest of pedestrian spaces, particularly in public gathering areas such as plazas, promenades and along commercial walkways. Visual appeal should be balanced with functionality and incorporate materials that provide for on-site stormwater retention and/or contribute to groundwater recharge.

- Paving surfaces on street-accessed residential lots should be limited to the driveway (18' maximum width), walkways, and patios. Alternative paving treatments and materials are encouraged such as concrete unit pavers, brick, flagstone, decomposed granite or exposed aggregate.
- Pervious paving is encouraged to the extent feasible. Paving suitable for residential uses that can be used to increase permeability includes concrete paving strips used alternately with grasses or groundcovers (for driveways), pervious concrete pavers, gravel, decomposed granite and stone or brick paving on an aggregate base.
- Recycled and waste products should be incorporated into the construction process where conventional concrete paving is used. This conserves resources and minimizes energy waste. Recycled concrete can be used as aggregate, and fly ash can be added to concrete mixes.

- In general, configure pavers in a pattern perpendicular to the direction of travel.
- Pervious paving treatments must conform to ADA accessibility requirements.



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## **E. Site Furniture**

Site furniture, water features and public art add a level of detail and design that enlivens public spaces and provides opportunities for people to gather and interact. Correctly placed and well-designed site amenities enhance the usability and appearance of community spaces including parks, trails, streets, plazas, courtyards and building entries. Seating, tables, bollards, bicycle racks, cigarette urns, trash receptacles, flagpoles, lighting standards and tree grates should be considered as part of the initial site design. Site furniture should be compatible in size, design and color with the surrounding architecture and landscape design but not dominate the landscape.

- Slight variety in product types within the same family of styles is encouraged to maintain continuity in design but avoid an overly commercial feel. Urban areas should be more modern; furniture in natural areas can incorporate wood.
- Street furniture should be simple and modern in appearance focusing on the agricultural and rural character. Historical period themes are to be avoided.
- Furnishings should be designed and selected for safety, ease of maintenance and replacement.
- A variety of seating types should be provided for different public places, including café seating, benches, seat walls and movable seating.
- Seating should be coordinated with shade trees and/or structures.
- Water features may be used as a visual

and acoustic element. However, water features should be easy to maintain and service.

- Public art should be incorporated into project site design in a variety of ways such as murals, benches, play equipment and sculptures.



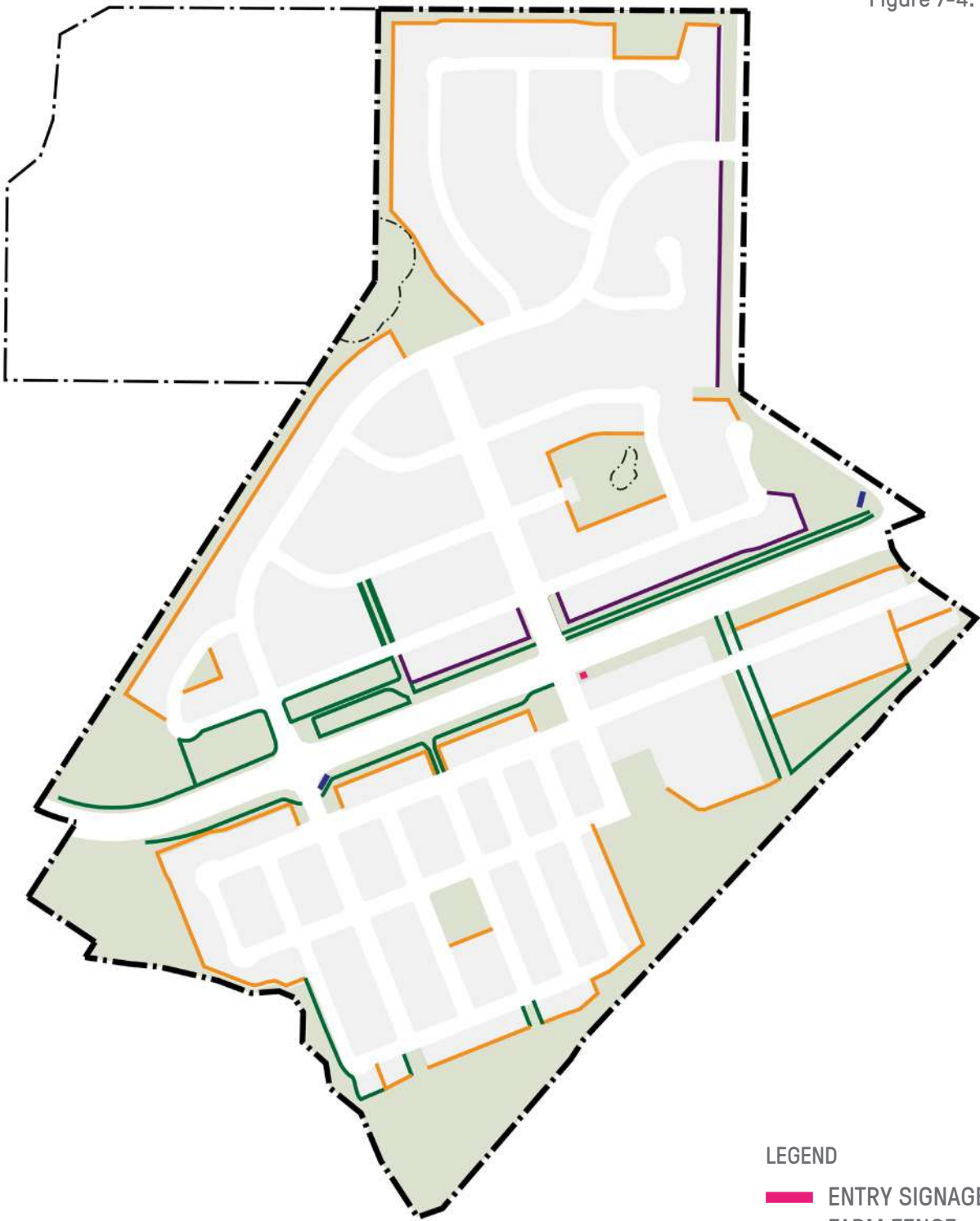
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## **F. Signage**

In general, signs should be utilized only where necessary within the residential portions of the neighborhood and in an understated manner, emphasizing an attractive image of permanence and quality; however, signs should offer adequate visibility and reflectivity, where appropriate, to provide for safety and orientation at night.

- Neighborhood entry signs may be integrated into stone or masonry entry monuments, walls or pylons occurring at entries. Lettering should consist of surface mounted letters or an inset panel of contrasting material with incised letters.
  - Temporary on-site signage to market the sale of new homes should not be subject to the signage policies and requirements set forth herein.
  - All permanent signs and monuments should be constructed of durable, high quality materials such as stone, metal, or masonry. Monument signage should be complementary to the prevailing architectural style nearby.
  - All free-standing parcel or project signs along streets and common access drives should be designed as a ‘family’ of signs, consistent with the architectural style of related projects or neighborhoods. Small, freestanding signs for individual buildings should be allowed near building entries; such signs should be consistent with the architectural style of the building and should not be oriented toward streets.
- Other signs for individual buildings or tenants should be located on the building in a manner consistent with the architectural style.
- Signs are to be free of all labels and fabricator advertising as required by applicable code. Logos or trademarks may be displayed on signs.
  - Street identification signs and traffic control signs should be mounted on light poles to integrate these elements and minimize the number of poles.
  - Metal signs may be made of aluminum, brass, bronze, copper, stainless or welded steel.
  - Pedestrian-oriented blade signs, sculptured cantilevered signs and individually crafted plaques signs are encouraged, especially for areas such as trailheads and community parks and open space.
  - Where home occupations are encouraged within the neighborhoods, a small sign on the residence itself is allowed. Signs should not exceed two foot square. Individually crafted blade signs or plaques and sculptured cantilevered signs are encouraged.
  - With the exceptions noted above, all signs should conform to City standards.

Figure 7-4: Site Furnishings



- LEGEND
- ENTRY SIGNAGE
  - FARM FENCE
  - PRIVACY FENCE
  - SOLID FENCE
  - LOW DRY STACK WALL





## 8.0 Circulation & Streetscape

# 8.0 Circulation & Streetscape

The North River Farms Circulation Plan complements the Land Use Plan and creates a safe and interconnected system for vehicles, bicycles and pedestrians. The Circulation Plan also provides the community with convenient access to the regional arterial and highway network. The network fosters easy connectivity and reduces the need for automotive travel within the Plan and the larger community. The North River Farms roadway system includes a hierarchy of streets including an existing arterial, North River Road, and a variety of local residential streets. A description of each street type is included, along with illustrative street sections shown in chapter 8.2, Proposed Roadways.

The North River Farms Plan feature a smart street design that minimizes paved surfaces and integrates stormwater and water

quality facilities within parkway strips and medians. Streets are designed as complete streets with narrow paved cross-sections and features to insure safe movements for automobiles, bicyclists and pedestrians.

North River Road is included as a public road in the City maintained road system. All of the roads within the Community will be private roads designed and built to include road sections which will accommodate the traffic needs as identified by the project Traffic Impact Study and to meet the City standards in regards to the design specifications for road construction.

Refer to Table and Figure 8-1, Roadway Typologies, for individual characteristics of each roadway type.

SECTION	ROADWAY TYPE	TRAVEL LANES	RIGHT OF WAY	BICYCLE CLASS	PARKING	SPEED LIMIT	PAVEMENT WIDTH
1	North River Road (Interim)	2	104'	I and II	None	30 mph	64'
2	North River Road (Future)	4	104'	I and II	None	55 mph	84'
3	Private Street 'A' North	2	62'	I and II	On-Street	25 mph	32'
4	Private Street 'A' South	2	66'	I and II	On-Street	25 mph	36'
5	Private Street 'B' North	2	90'	I and II	None	25 mph	58'
6	Private Street 'B' South	2	80'	None	On-Street; Angled	25 mph	58'
7	Private Streets 'G' - Street 'J'	2	50'	None	On-Street; One side only	25 mph	32'
8	Private Streets 'K' through 'O'	2	60'	None	On-Street	25 mph	36'
9	Private Streets 'C' - Street 'F'	2	44'	None	On-Street; One side only	25 mph	32'
10	Wilshire Road 'A'	2	55'	None	None	25 mph	24'

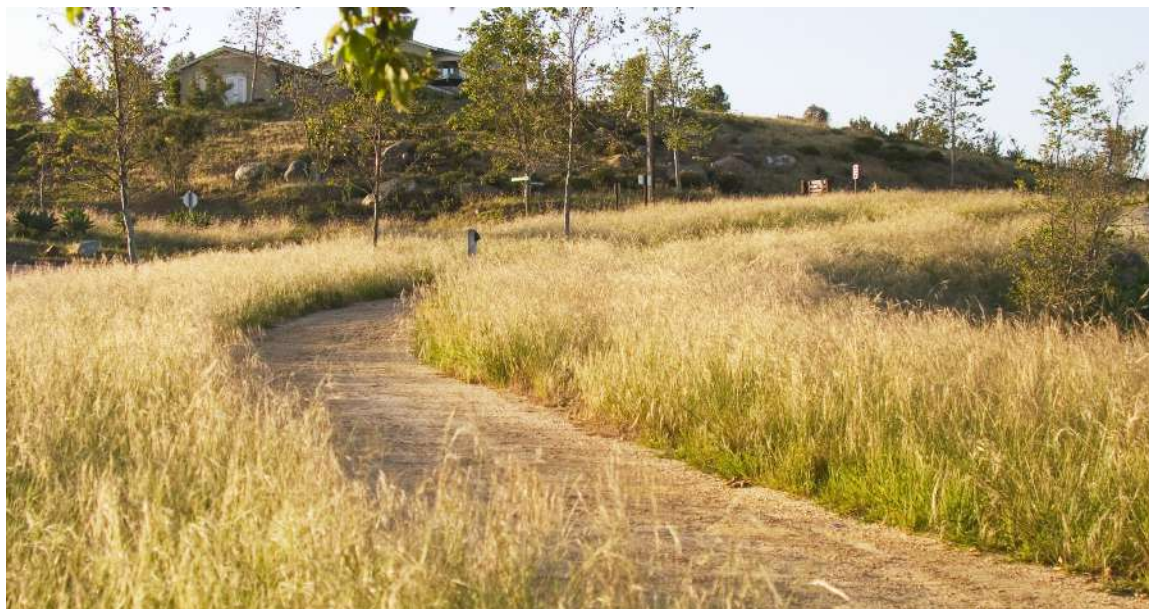


# 8.1 Guidelines

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The street network should be developed according to the hierarchy, layout, and cross-sections described in this section:

- All roadways that have sidewalks should be built with non-contiguous sidewalks separated from the street by planted parkways.
- Streets should be designed to provide abundant opportunities for walking and bicycling through the provision of short block lengths, sidewalks, bike lanes, off-street trails and pathways, and non-vehicular shortcuts to shorten pedestrian travel distances.
- Streets should be landscaped according to the provisions in Chapter 7: Landscape Design.
- Street trees should be used consistently to provide a comfortable, human-scale environment, promote the character intended for the neighborhood, and reinforce the agricultural and rural setting using agricultural cues and natural landscape patterns that reduces energy usage and improves air quality through a carefully selected plant palette.
- As appropriate for specific site conditions, street design should incorporate modified roadway design standards such as no curbs, asphalt curbs, rolled curbs and wedge curbs to create a rural aesthetic. Use cross gutters, road crowning and curb cuts to facilitate LID and storm water reduction and conveyance.



## 8.2 Proposed Roadways

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With the exception of North River Road, the roadways proposed within the Plan area are all local streets that are designed to accommodate the low level of traffic generated within the project. They are also designed to provide quiet, safe and attractive frontages for residential lots, provide safe and convenient movement through the Plan, and to accommodate low volume vehicular traffic. Figures 8-2 through 8-9 provide more details about each roadway type.



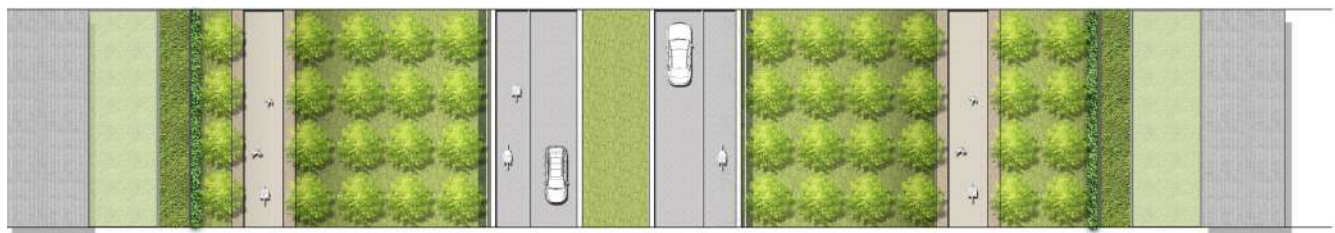
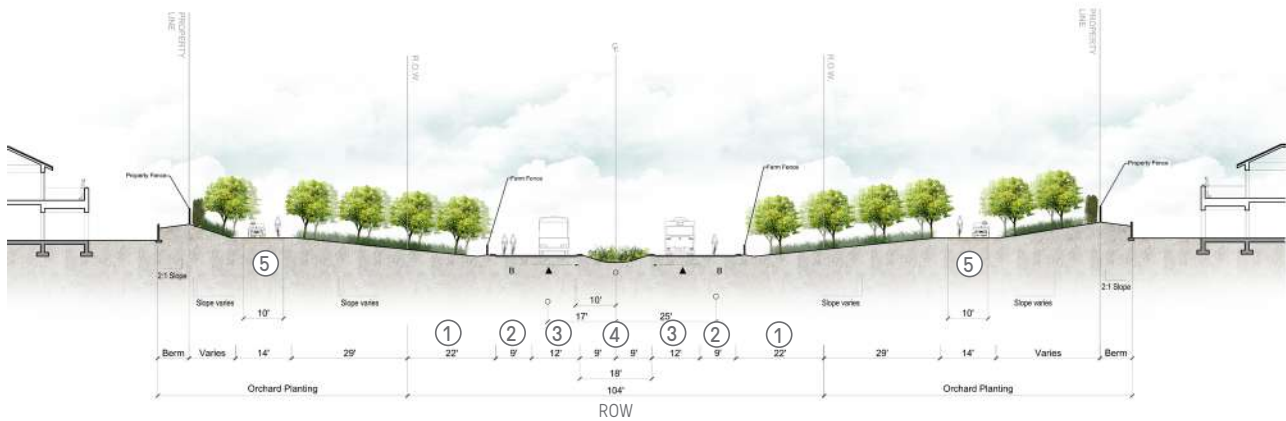
### **North River Road, 104' R.O.W.**

North River Road is currently built as a two-lane collector road and is designated in the Oceanside Circulation Element as a four-lane major road. This designation requires a 78 foot paved curb-to-curb width capable of accommodating up to 35,000 daily cars while maintaining General Plan targeted Level of Service D or better conditions. The project will complete widening along its frontage, including travel lanes, sidewalks and

landscape improvements within an average 104 feet wide right-of-way. This will include a multi-purpose trail/sidewalk, parkway landscaping and landscaping adjacent to the interior of the sidewalk. The multi-purpose trail is proposed along the entire north side of the project. Large canopy street trees will be incorporated into the parkway and the median will be landscaped to serve as a bioswale.

Figure 8-2a: North River Road Section, Interim Condition

- ① Orchard Planting/Swale
- ② Bike Lane
- ③ Drive Aisle
- ④ Median
- ⑤ Asphalt/Natural Pave Bike/Walk



Roundabouts are proposed in two locations along North River Road. One at the west entry to the project at the Riverside Village entrance and one at the intersection with Wilshire Road. The primary objectives of the roundabouts are to improve the traffic flow and safety of the intersections and to provide efficient circulation system by increasing the efficient movement of traffic, while decreasing its speed.

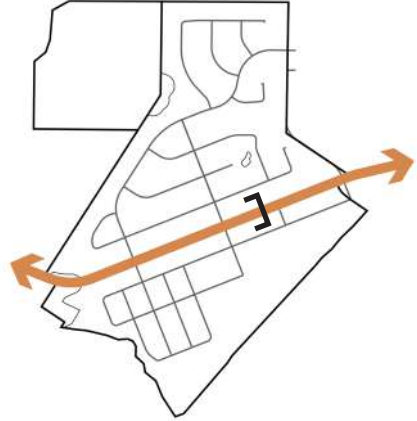
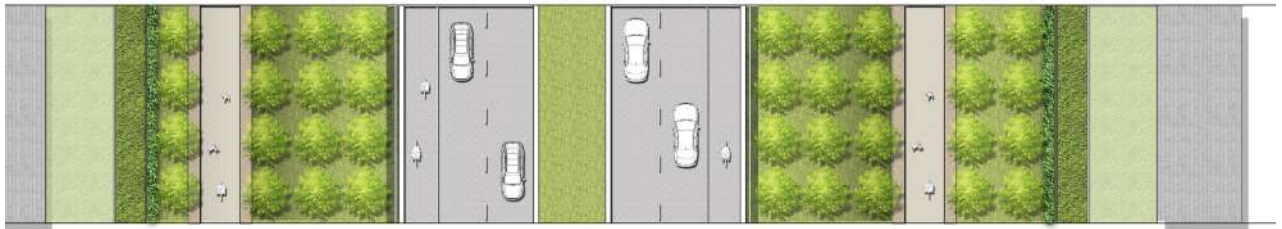


Figure 8-2b: North River Road Section, Full Build-Out

- ① Orchard Planting/Swale
- ② Bike Lane
- ③ Drive Aisle
- ④ Median
- ⑤ Asphalt/Natural Pave Bike/Walk



## Street Type A North

### Private Local Road, 62' R.O.W.

This roadway continues the Village Promenade transition to the Hilltop Village. It is designed with larger landscape parkways to accommodate large canopy trees with a rural character. Class II Bike lanes and sidewalks are located on both sides for enhanced connectivity.

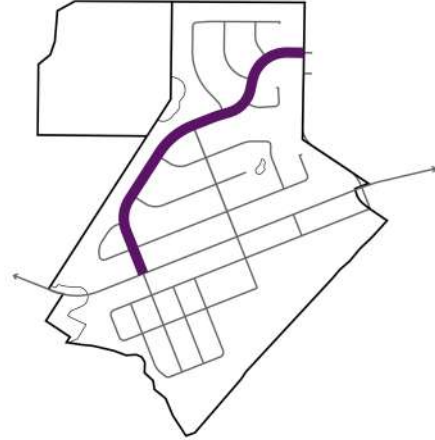
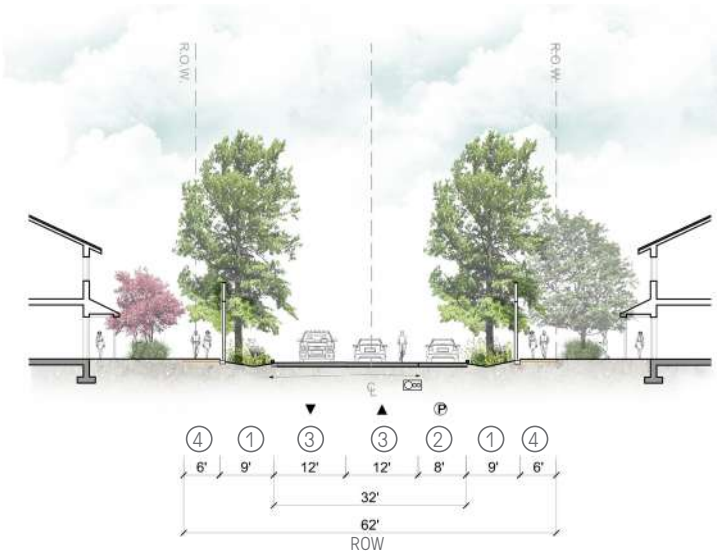
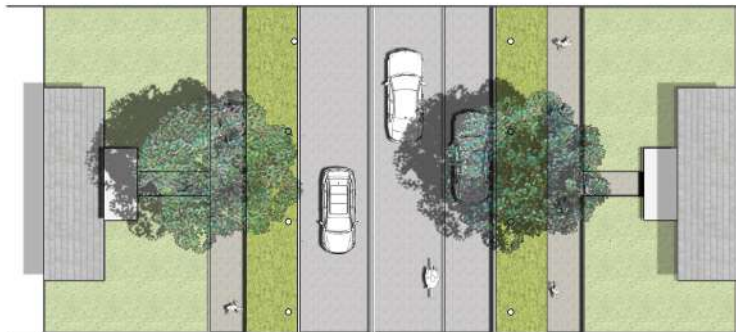


Figure 8-3: Street Type A North Section



### Legend

- ① Planting
- ② Parking
- ③ Drive Aisle
- ④ Asphalt/Natural Pave  
Bike/Walk

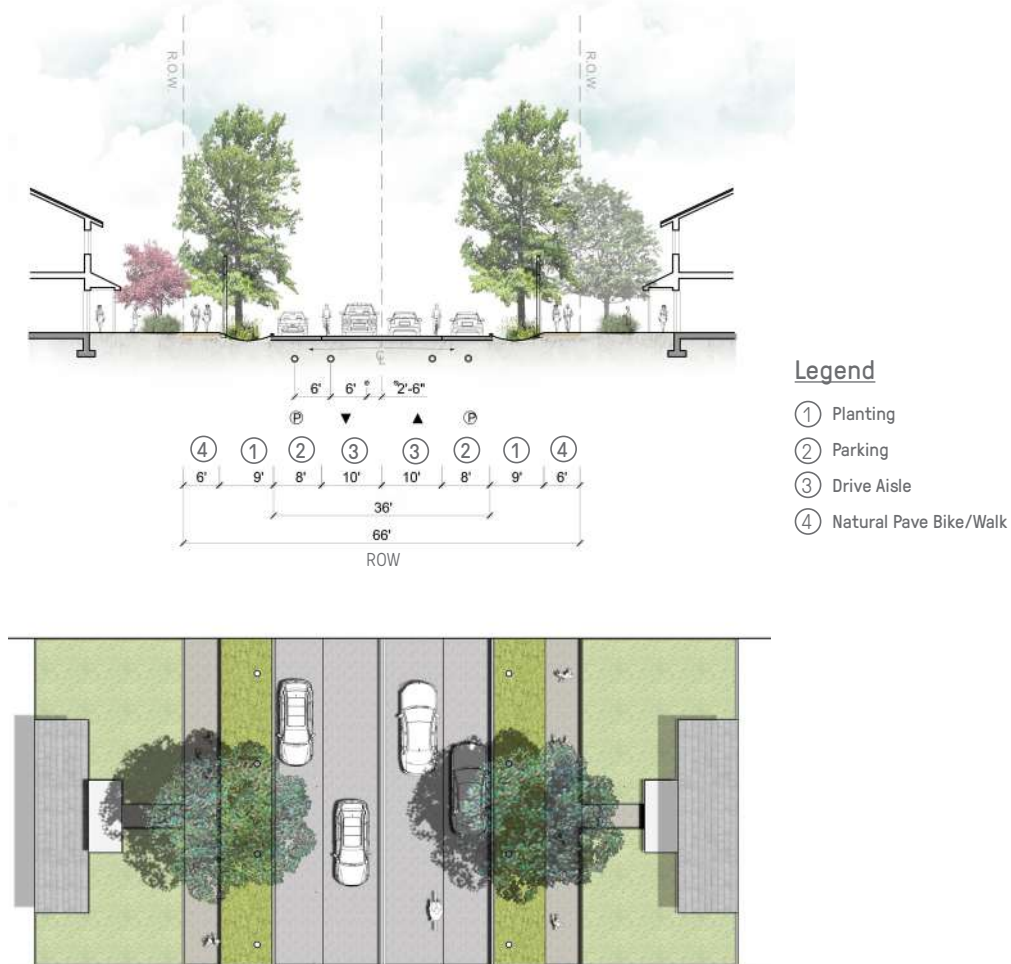


**Street Type A South**  
**Private Local Road with Median,**  
**66' R.O.W.**

This roadway continues the Village Promenade transition to the Riverside Village. It is designed with larger landscape parkways to accommodate large canopy trees with a rural character. Class II Bike lanes, parking and sidewalks are located on both sides for enhanced connectivity.



Figure 8-4: Street Type A South Section



## Street Type B North

### Private Local Road with Median, 90' R.O.W.

A continuation of the Village Promenade, this roadway serves as the connector between the Village Core, North Village and Hilltop Village. This section includes a large landscaped, bioswale median, a multi-purpose trail and Class II bike lanes.

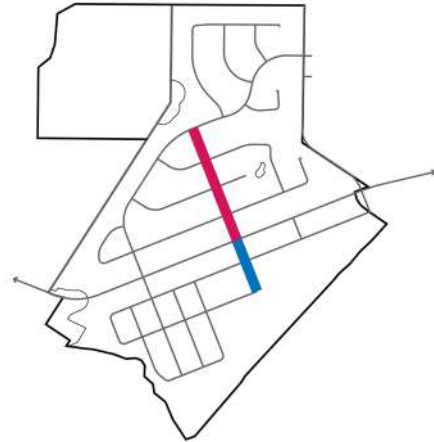
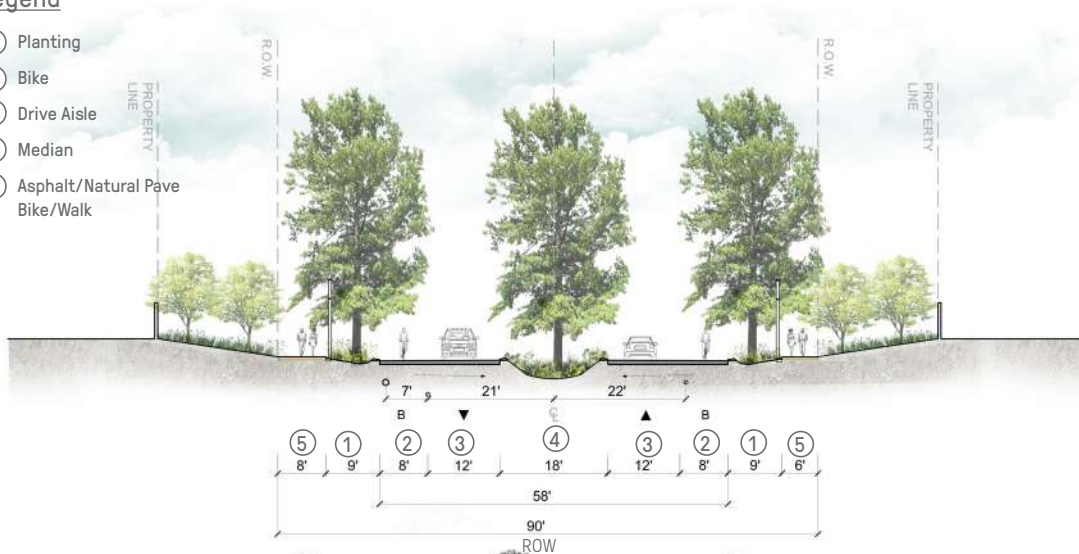


Figure 8-5: Street Type B North Section

#### Legend

- ① Planting
- ② Bike
- ③ Drive Aisle
- ④ Median
- ⑤ Asphalt/Natural Pave Bike/Walk



## Street Type B South

### Collector Road, 80' R.O.W.

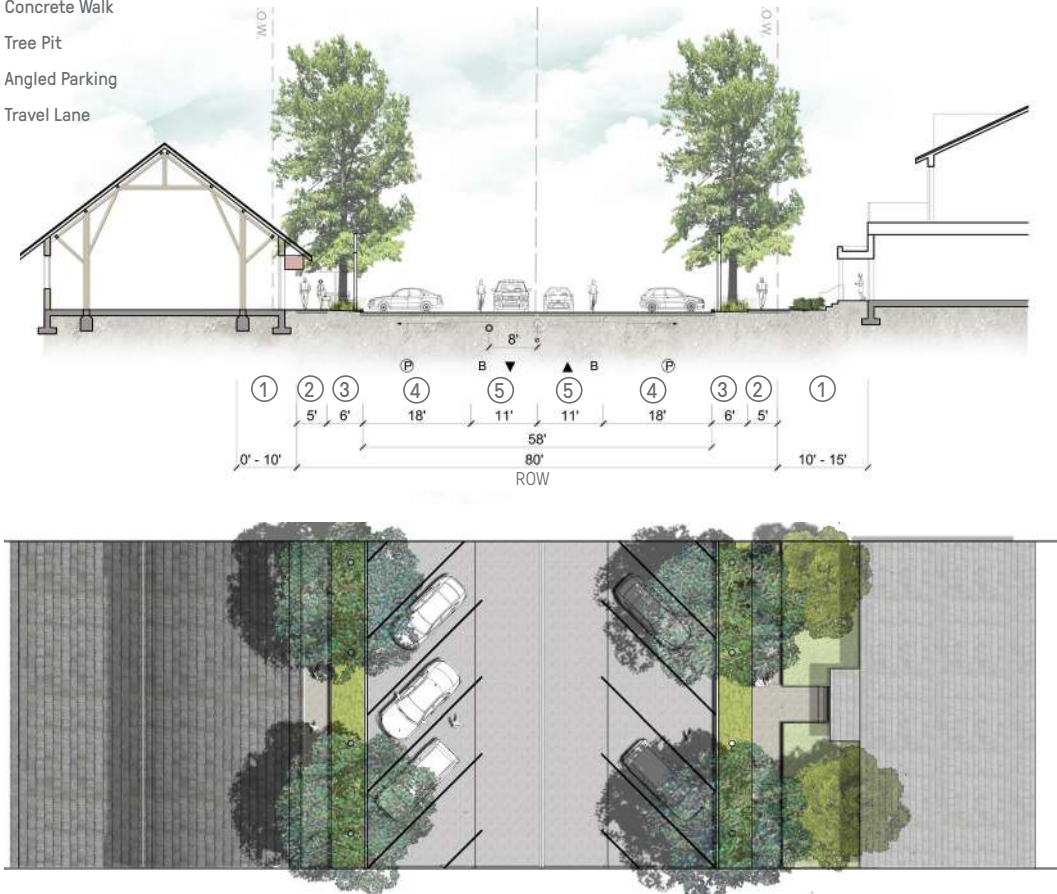
The Village Promenade serves as the prominent street within the community and it has been designed to intersect North River Road at the heart of the community. Designed with one lane of travel in each direction, the Village Promenade provides a physical and visual connection between community commercial land uses at the

southern area of the project site and the northern residential areas. The roadway will be built for slower travel speeds and to foster easy pedestrian connectivity. The Village Promenade provides for on-street angled parking. This road will be designed and built using local collector standards with a right-of-way of 80 feet.

Figure 8-6: Street Type B South Section

#### Legend

- ① Setback
- ② Concrete Walk
- ③ Tree Pit
- ④ Angled Parking
- ⑤ Travel Lane



## Street Type G through J

### Private Local Road, 50' R.O.W.

All residential roadways within the Plan have been designed to reinforce the pedestrian friendly nature of the community, to facilitate alternative modes of travel and to transition to the rural character found in South Morro Hills. Residential roadways incorporate non-contiguous sidewalks, planter areas

with appropriate canopy trees and a narrow roadway section to slow traffic and facilitate pedestrian use. Variations in planter size, sidewalk location, and on-street parking are modified to respond to the lot size, frontage and street character. Vehicular traffic volumes on local residential streets will be low, resulting in a limited need for wider street sections.

Figure 8-7: Street Type G through J Section



**Street Type K through O**

**Private Local Road, 60' R.O.W.**

All residential roadways within the Plan have been designed to reinforce the pedestrian friendly nature of the community, to facilitate alternative modes of travel and to transition to the rural character found in South Morro Hills. Residential roadways incorporate non-contiguous sidewalks, planter areas

with appropriate canopy trees and a narrow roadway section to slow traffic and facilitate pedestrian use. Variations in planter size, sidewalk location, and on-street parking are modified to respond to the lot size, frontage and street character. Vehicular traffic volumes on local residential streets will be low, resulting in a limited need for wider street sections.

Figure 8-8: Street Type K through O Section



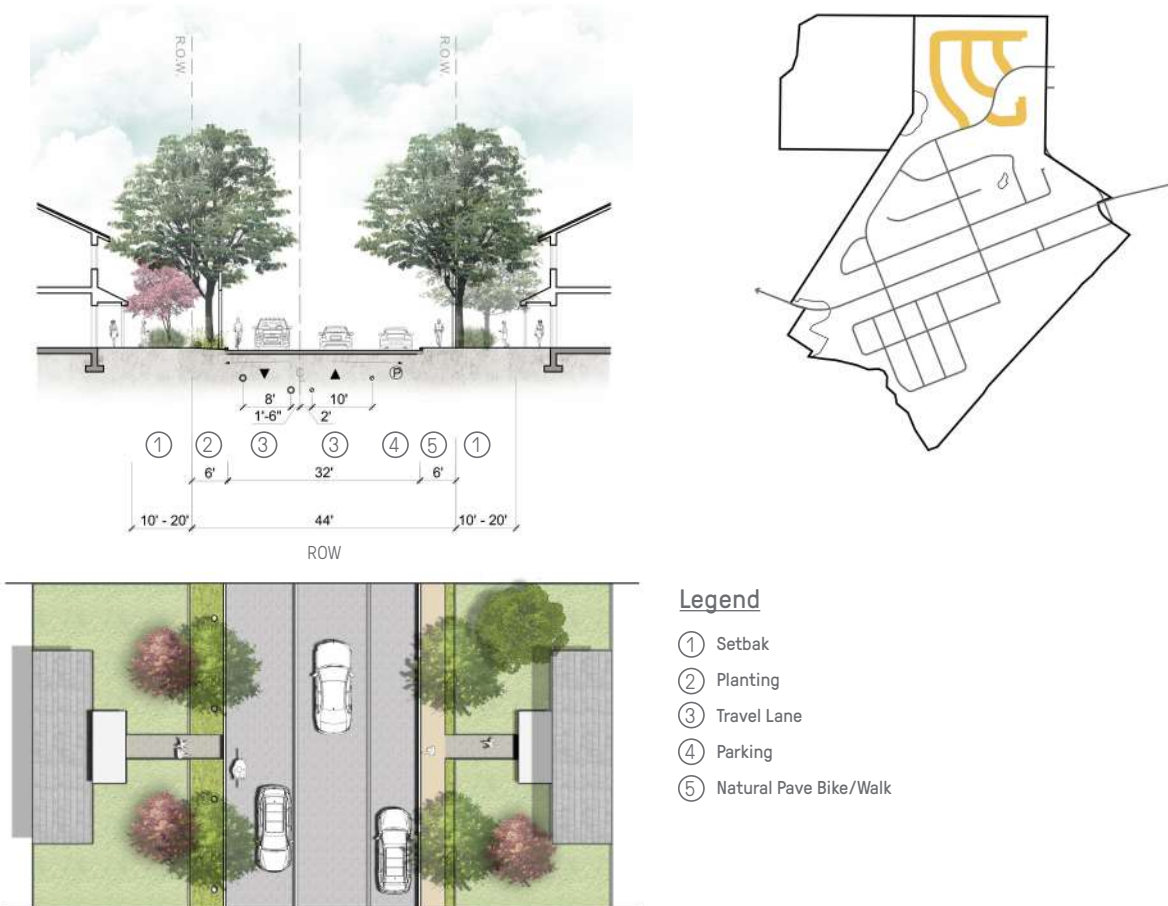
## Street Type C through F

### Private Local Road, 44' R.O.W.

All residential roadways within the Plan have been designed to reinforce the pedestrian friendly nature of the community, to facilitate alternative modes of travel and to transition to the rural character found in South Morro Hills. Residential roadways incorporate non-contiguous sidewalks, planter areas

with appropriate canopy trees and a narrow roadway section to slow traffic and facilitate pedestrian use. Variations in planter size, sidewalk location, and on-street parking are modified to respond to the lot size, frontage and street character. Vehicular traffic volumes on local residential streets will be low, resulting in a limited need for wider street sections.

Figure 8-9: Street Type C through F Section



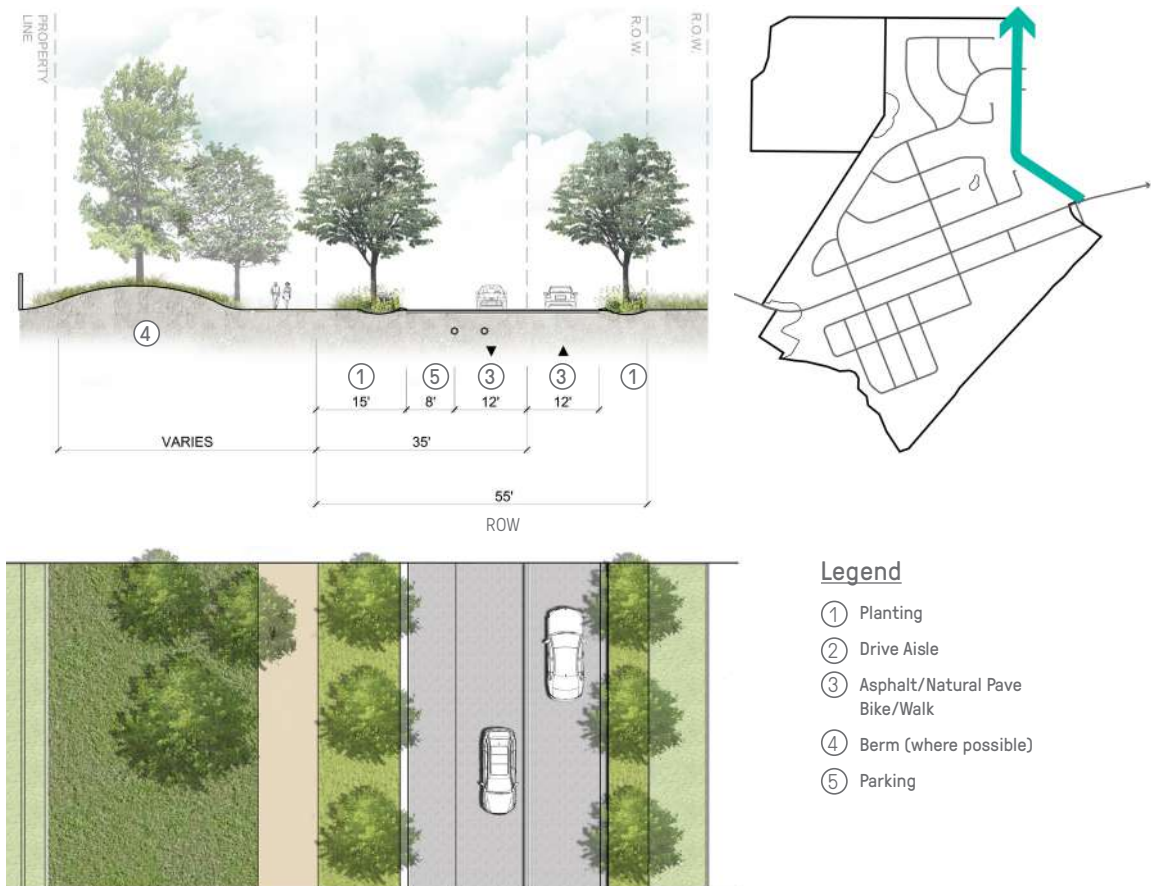
## Wilshire Road Improvements

The project includes reconstruction of the existing Wilshire Road intersection at North River Road to improve turning movements, reconfigure vehicle lanes and make safety improvements. The improved intersection includes a roundabout and will accommodate convenient and safe at-grade pedestrian and vehicular movement. Frontage improvements along the property edge are anticipated to

improve drainage and provide landscape treatments. By the General Plan forecast Year 2030, Wilshire Road will maintain its Collector Road classification with a right-of-way between 50' and 70'.

As part of the North River Farms project, half-width improvements will be made along the length of Wilshire Road.

Figure 8-10: Wilshire Road Improvements



## 8.3 Bicycle Circulation

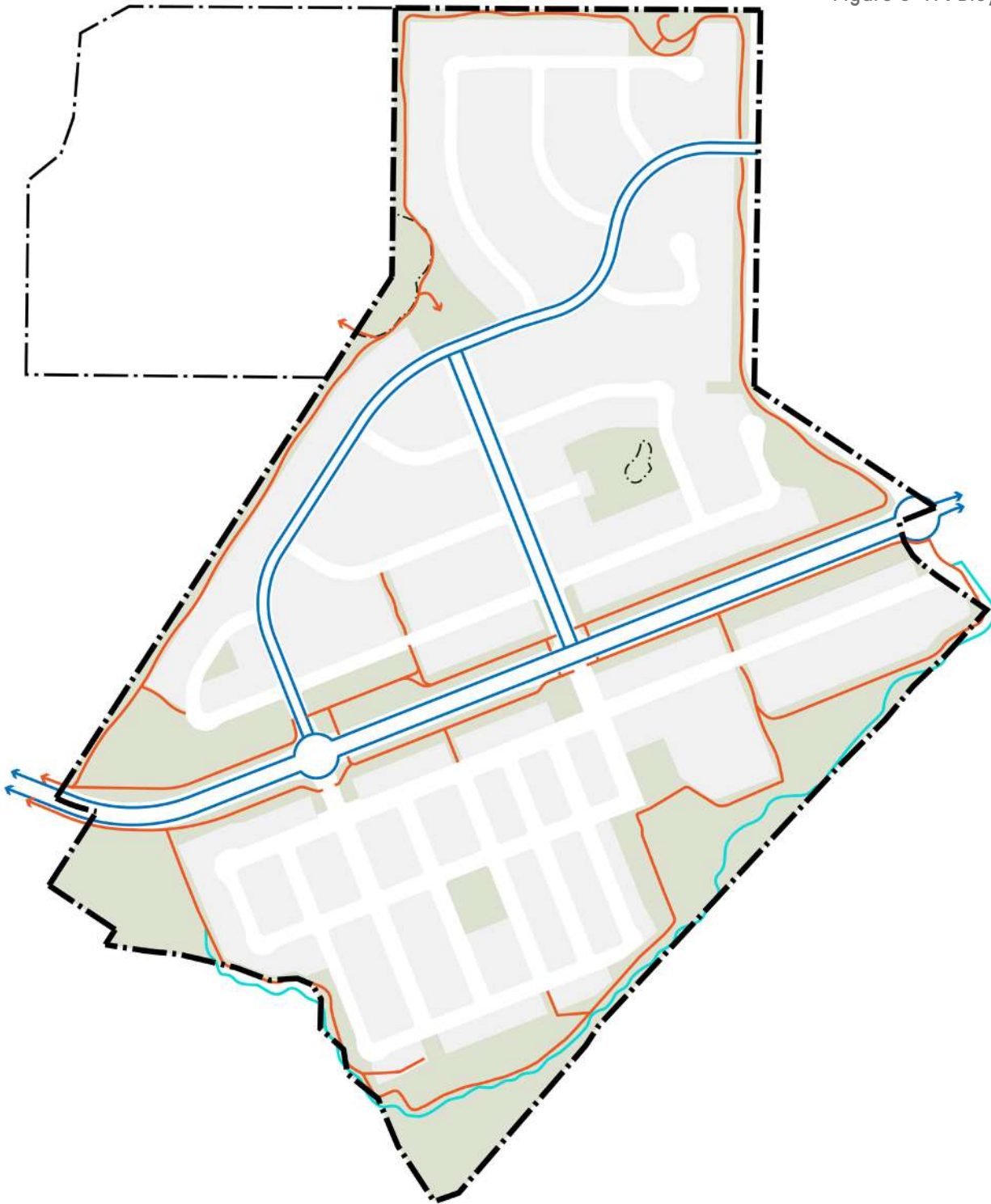
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The Plan creates an integrated system of bicycle facilities and allows for future linkages and improvements, which will add benefits to the City of Oceanside bicycle system. These facilities will provide for safe, convenient travel for bicyclists throughout the community and connect with regional trails. The Bicycle Circulation Plan, as shown in Figure 8-11, recognizes the need to encourage bicycle travel for both transportation and recreation. Bicycle use conserves energy, contributes to cleaner air, reduces motorized vehicle traffic, reduces the need for automobile parking and improves personal fitness.

The City's General Plan refers to bicycles in various elements and contains many of the goals and policies relating to bicycle and pedestrian circulation. These include:

- Assure safe and convenient bicycle access to all areas of the Plan and to the greater community.
- Promote use of bicycles as a viable and attractive alternative to cars.
- Provide bicycle lanes along all collector and arterial streets and greenbelts.
- Consider bicycle-operating characteristics in the design of intersections and traffic control systems.
- Develop and implement bicycle-parking standards.
- Expand and maintain an education program to promote the use of bicycles as alternative transportation means.
- Ensure interconnection of new facilities with the existing bikeway system in the City of Oceanside.

Figure 8-11 : Bicycle Circulation



LEGEND

CLASS I BIKE TRAIL		3.78 MILES
CLASS II BIKE TRAIL		3.3 MILES
MOUNTAIN BIKE TRAIL		2.72 MILES

# 8.4 Trail Network & Pedestrian Circulation

The provision of a comprehensive trail and bikeway network within the Plan is a critical element in promoting the guiding principles of the Plan. The proposed trail network within the Plan (Figure 8-13, Trail Network & Pedestrian Circulation) is comprised of an interconnected system of on-street sidewalks, Class II and III bicycle lanes and Class I trails. This comprehensive system promotes alternative modes of travel and facilitates easy access within the Plan and greater community without the use of automobiles.

The trail network within North River Farms has been designed to connect to the City of Oceanside’s planned off-site trail network by connecting to the existing trail along North River Road and also providing a “river trail” adjacent to the San Luis Rey River setback.

North River Farms will incorporate Complete Streets into the project. Complete Streets are designed to be operated by all users, regardless of age and ability. All Roadways should accommodate vehicles, transit, bicyclists and pedestrians where possible.

### Legend

- ① Trail
- ② Planting

Figure 8-12: Pedestrian Paseo Section

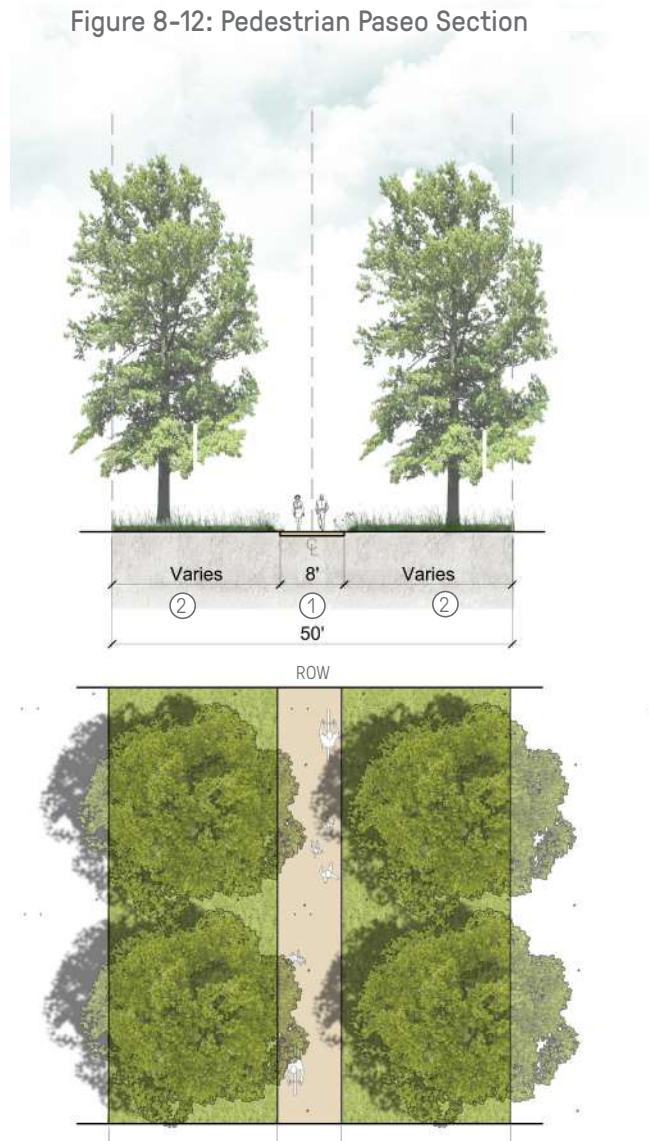
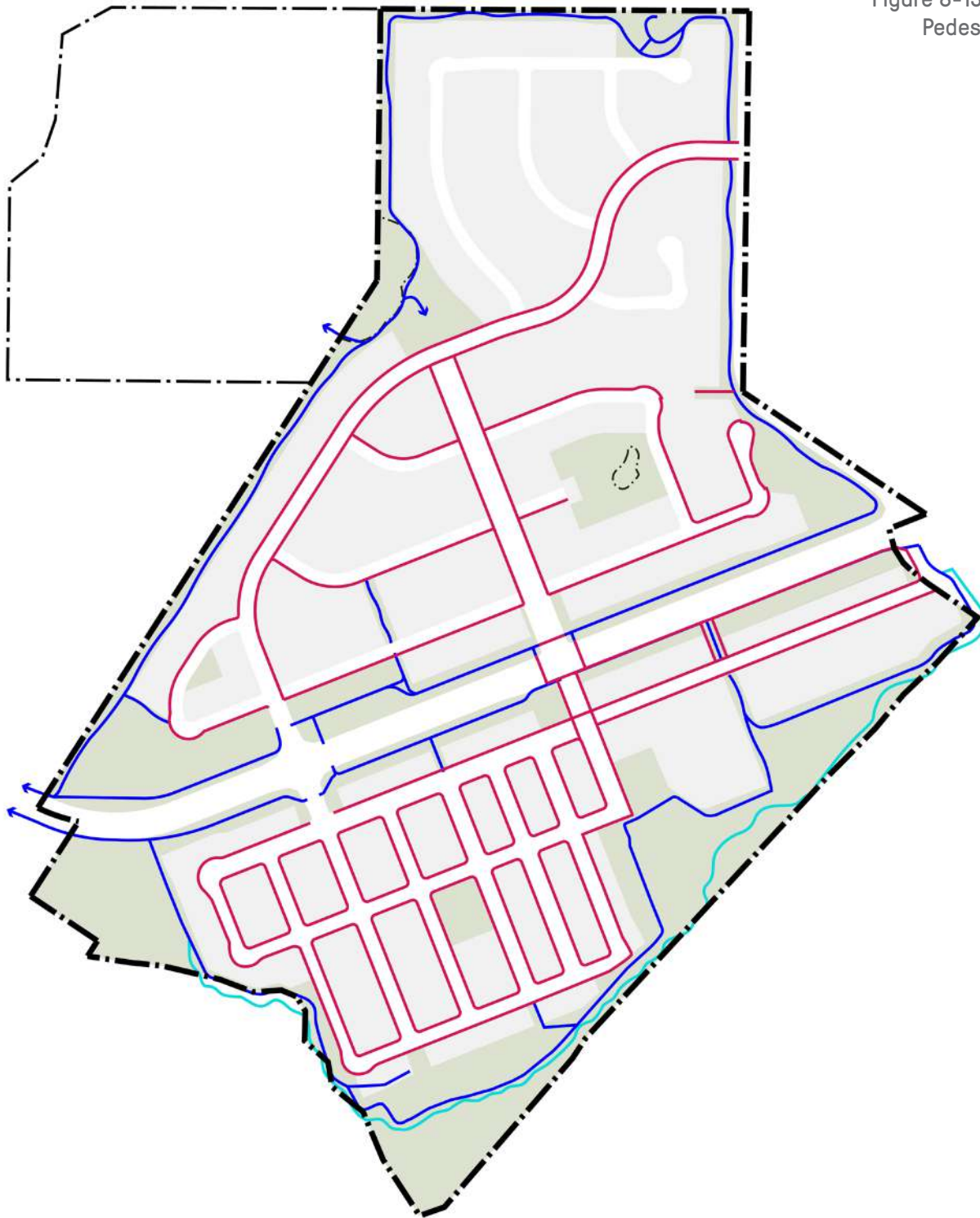


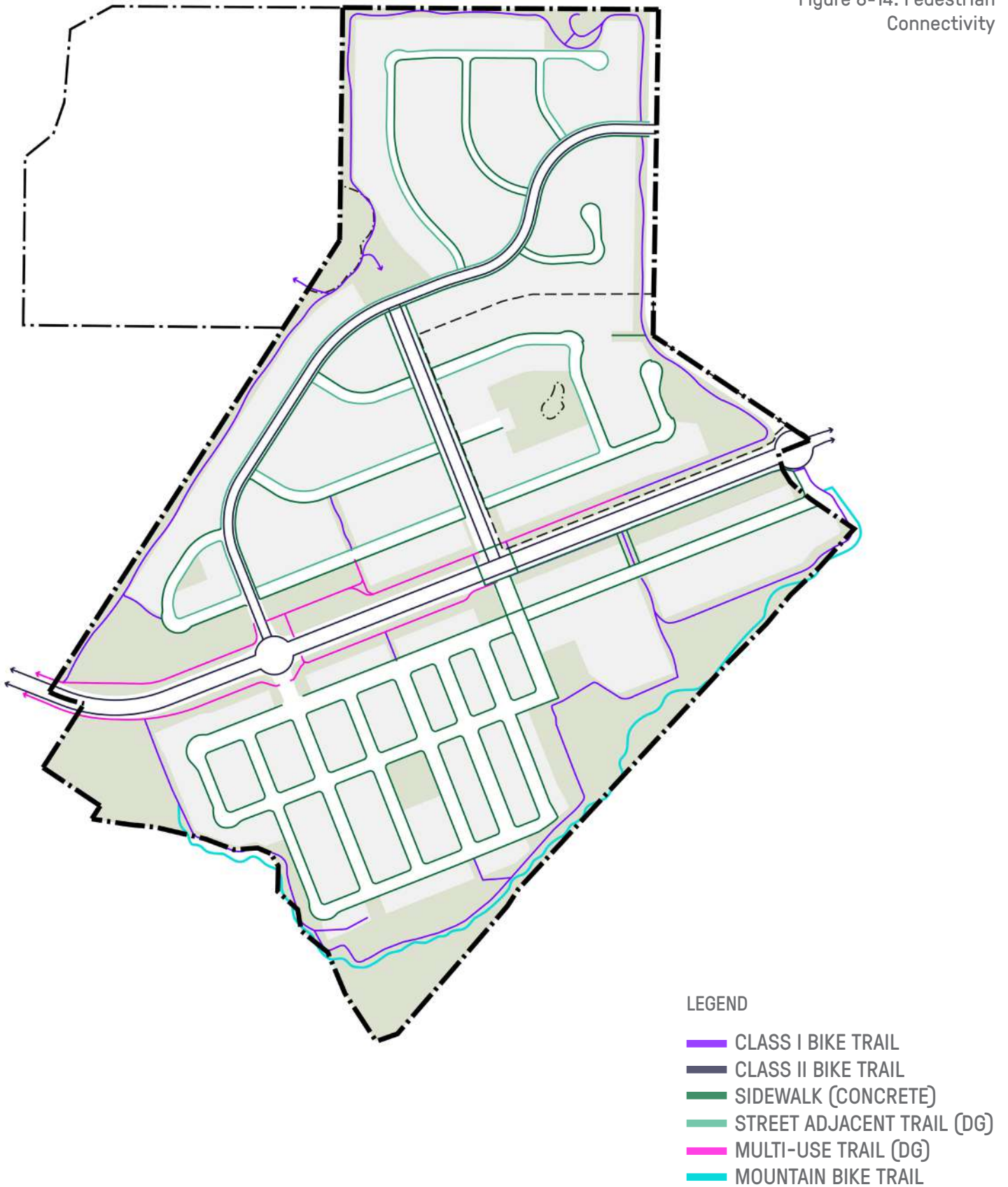
Figure 8-13: Trail Network & Pedestrian Circulation



LEGEND

— OFF-STREET TRAIL	3.78 MILES
— STREET ADJACENT TRAIL	6.17 MILES
— MOUNTAIN BIKE TRAIL	2.72 MILES

Figure 8-14: Pedestrian Connectivity





## 8.5 Public Transit & Ride Sharing

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Planning for public transit is key to promoting mobility for those without access to vehicles and encouraging those with vehicles to utilize alternative modes of travel. As discussed in Section 3.4, Alternative Transportation, North River Farms supports these objectives through a variety of programs.

The North County Transit District operates a 12 bay transit center at Vandergrift and North River Road located about one mile from the Village Core. This center is 30 minutes from both the Oceanside and Vista transit centers. The new transit center accommodates five local and regional bus routes and provides connections to Camp Pendleton and SPRINTER rail services, as well as local BREEZE bus service within northeast Oceanside.

The close proximity of this transit hub, plus extensive pedestrian and bicycle connections, combined with the success and convenience of peer-to-peer car services such as ridesharing, carpooling and car sharing will provide residents with simple and efficient transportation options.

The Village Core will include a combination of on-site parking areas and on-street parking. The mix of employment and retail uses will create a scenario that efficiently utilizes shared parking during the day and

evening. Bicycle and pedestrian networks will be further integrated to connect the larger North River Farms neighborhoods to the rest of the City. The Village Core will be accessible to bicycles at several points along the North River Road frontage. Ample bicycle parking will be integrated throughout the Village Core. Charging stations will also be provided for electric vehicles, and car sharing opportunities will be integrated into the Village Core. An electric bike share program will be available to residents to help them get the last 1/2 mile to transit, shopping, dining, Melba Bishop Park and Del Rio elementary school.







# 9.0 Conceptual Infrastructure

# 9.1 Water Facilities

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Water service to North River Farms will be provided by the City of Oceanside from the existing 420 Pressure Zone. Proposed onsite water system piping will consist of 8-inch and 23-inch diameter water mains, as referenced in Figure 9-1, Water Facilities. The existing inactive pressure reducing station located at the intersection of Wilshire Road and North River Road will be reconstructed as part of the water system improvements needed to provide adequate water service to the Plan area.

Figure 9-1: Water Facilities



- LEGEND
- PROPOSED WATER
  - - - EXISTING WATER
  - ◆ PROPOSED PRESSURE REDUCING STATION

# 9.2 Sewer Facilities

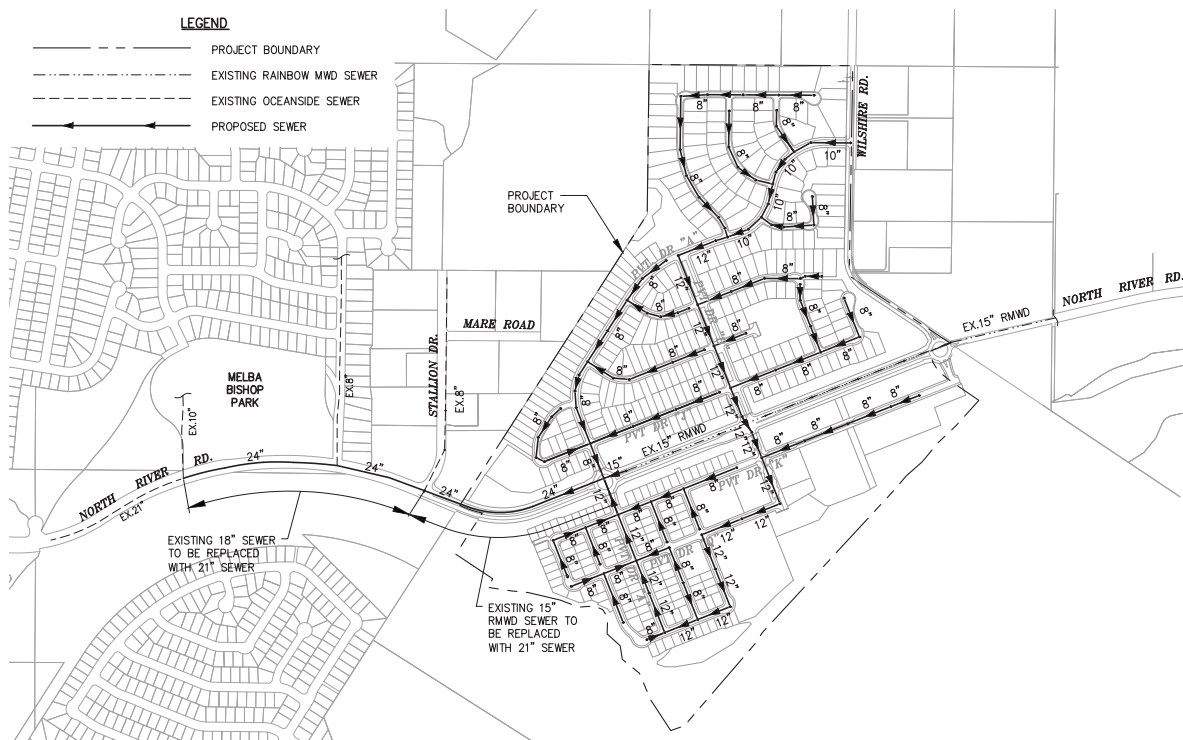
Onsite sewer facilities for the North River Farms Project are proposed to include a backbone public gravity sewer collection system. For higher density residential areas there is a potential that local private sewer collection facilities may be used; at this stage of the North River Farms project development planning, such detailed information is not available.

Generally, the sewer collection system for the North River Farms project will direct sewage flow toward North River Road. A sewer collector in North River Road will convey sewage west to tie into the North River Road Trunk Sewer in the intersection of North River Road and Stallion Drive west

of the North River Farms project. Figure 9-2 presents the proposed backbone sewer collection system for the North River Farms development.

The existing 15-inch Rainbow MWD gravity sewer in North River Road is proposed to remain in place up to the western-most intersection within the North River Farms project, Private Drive "A." The onsite North River Farms gravity sewer has been designed to connect to North River Road only at Private Drive "A." West of this intersection a new gravity sewer line will be constructed to accommodate Rainbow MWD sewer flows plus North River Farms sewer flows.

Figure 9-2: Proposed Sewer



## 9.3 Conceptual Drainage Plan

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Storm drain systems and connections will be designed to accommodate the proposed future development and bypass off site flows through the project area and outlet into the San Luis Rey River. The project area to the north of North River Road will route development flows to a bio-filtration basin located on the western portion of the project. Stormwater will be treated in the western basin then conveyed south to an outlet point along the San Luis Rey River. Off-site flows from the north enter the project along the northwest boundary at this point a storm drain will convey the flows south to an outlet point along the San Luis Rey River. North River Road is proposed as an inverted section with a bio-filtration swale, drainage will be collected in the center median the routed through the project to an

outlet point along the San Luis Rey River. The project area south of North River Road will route development flows to a bio-filtration basin located at the southwest area of the project. Stormwater will be treated in the southwest basin then conveyed to an outlet point along the San Luis Rey River.

## 9.4 Offsite Improvements

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The extent and timing of off-site improvements will be based on development phasing and as determined by the City of Oceanside through final action on the Plan and mitigation measures that may be

associated with the Project EIR. At this time, improvements are expected in relation to traffic circulation facilities.





# 10.0 Village Core Guidelines

# 10.1 Development Standards

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The 15-acre Village Core is the heart of the North River Farms neighborhood. It is a connected and vibrant gathering place intended to create a destination that attracts residents, businesses, neighbors and visitors to North River Farms and east Oceanside in support of the local agricultural roots of South Morro Hills. The Village Core is the community space at North River Farms where farmers, shoppers, residents and locals gather to learn, socialize, recognize and greet neighbors. It is not just a physical space, but a sociable place that includes not only the design of buildings and open space, but has other physical elements; iconic buildings, seating, landscape, a connection to surrounding uses and other public

activities. These are things that will be the heart of not only North River Farms but also South Morro Hills.

High quality and modern aesthetics will influence the architecture, landscape and hardscape design to unify and create a visual focal point at the intersection of the Village Promenade and North River Road. Pedestrian and social gathering features (seating, walkways, landscaping, and plazas) are located within many locations in the Core.

Permitted uses within the Community Commercial Center are as shown in Chapter 4, Land Use & Planning Areas.

# 10.2 Community Buildings

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The community buildings, places and landscapes that form the eclectic character of North River Farms reflect an agricultural inspiration that is focused on simplicity of style and strong form. A sense of identity and visual continuity is created by similarities in scale, height, massing, facade organization, use of materials, colors and roof shapes. Figures 10-1 provides more details regarding the possibilities for the community building layout.

The landscapes in and around North River

Farms are as significant to the Project's character as its buildings are. With topography rising 80' from the river, views and trail systems are designed to maximize access of the surrounding vistas and hillsides and the agricultural landscape are a constant reminder of the region's natural beauty. Vernacular farm buildings with their informal building forms and use of natural and local materials are designed to that blend with the landscape rather than detract from the surroundings.

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The North River Farms neighborhood features several community, commercial and recreation buildings, which are envisioned to be iconic landmark buildings for the identity of the community and the area.

### **The Market Stall (Farmers Market)**

The Market Stall is a long open-air trellis structure located on the west side of the Village Square. Similar in style to a hay barn, the form of the building serves as a reminder to the residents and neighbors of the rich history of the land. As an architectural feature, The Market Stall sets the stage for many of the buildings within the Core as visible inspiration. The Buildings main feature will be a long sculptural roof and ceiling of wood and steel proving a strong identity and shelter for merchants. This market pavilion is intended to be a modern expression of timeless agrarian sensibilities. The Market Stall is a flexible space used for farmers markets, community events and informal activities and outdoor meetings providing shade, utility functions and versatility.

### **The Mill Stone (Maker Spaces)**

The Mill Stone is designed to be a modern agrarian building with a utilitarian “edge”. Designed to be exciting and contextual at the same time, the space is intended to be flexible enough to reflect the creative nature of the uses within the building and to grow and transform with the future. The inspiration for the design of the core is similar to more nostalgic farm properties with their typical clusters of barn buildings, but in their current design they will be cutting edge and current. Materials used will be a blend of

natural and industrial with a focus on energy efficiency and versatility.

The base treatment should have architectural elements that relate to the pedestrian scale and used for horizontal articulation at the ground floor. Ground floor articulation can be achieved with display windows, doors, awnings, canopies, arcades or a change in building material. For buildings two stories and higher, the upper stories should be clearly different from the ground floor treatment and articulated with a consistent pattern of windows, projections and/or balconies. The roof form should be well integrated with the building’s overall composition and contribute to an attractive skyline. Roof articulation may include varying roof forms such as pitched roofs, roof overhangs and parapets.

Within the Mill Stone will be an open plan public market and commercial venue that will offer the best products of what the region has to offer. The architecture will showcase a rustic modern design appropriately scaled to offer an environment that integrates lifestyle and communal experience. The market may include prepared foods, craft beer, wine, coffee and other pop up or maker style uses. Indoor and outdoor café seating, small courtyards and plazas will support the retail offerings with a rich and varied selection of gathering spaces.

### **The Farmhouse (Education Center)**

The Farmhouse is located at the southern

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terminus of the Village Promenade within the Village Core. Housing the Education Center it will serve as the center stage presence of the Farm. Its use will include an education center, gathering space, and other public functions that provide a transition from the Village Core to the back stage activities of a production farm.

Building materials such as metal roofing will be anti-reflective, such as powder coated metal, rusted metal, etc.

### **Park Pavilion**

The Park Pavilion is the neighborhood activity center (clubhouse) for the residential neighborhoods within North River Farms. Located at the terminus of the Village Promenade, which ties the north and south ends of the community together, The Pavilion

acts as a small scale gathering space, outdoor destination and architectural icon for the residents. The site surrounding The Pavilion may include a pool, barbeque areas, outdoor decks, and sport courts. The architecture of the Pavilion will be a combination of the agrarian buildings that anchor the site to the south and the traditional architecture that permeates the residential neighbor.

### **The Amphitheater**

A recreation and gathering area in the northern part of the farm suitable for outdoor concerts, events, wine tasting and farm dinners.



# Village Core Concept

Figure 10-1: Village Core Concept



Figure 10-2: Village Core Concept



Village Square



The Market Stall



Marin Country Mart



The Exchange



One Paseo



## 10.3 Architectural Styles

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This section defines the recommended architectural styles for the commercial areas of the Plan and describes the key elements of each style. The commercial architectural palette includes the following styles:

- Industrial Warehouse
- Agrarian

While these styles are deeply rooted in history, there is room for appropriate levels of abstraction to these traditional commercial styles. The balance between maintaining the historical integrity of an architectural style and imposing a truly abstract interpretation is critical. This optimal balance can be achieved by simply updating the style with modern materials while maintaining the form. The building should still convey the root style, but the materials offer the opportunity to abstract the essence of the style while creating a contemporary interpretation. The end result should be an eclectic retail and commercial environment that has the appearance of being built-over-time.

### **Farm Structures**

The south edge of the Village Core features a working farm with associated farm structures. Other structures within North River Farms may include a greenhouse, repair shed, and other auxiliary structures used for farm operations.

The massing and form of the farm structures are a direct reflection of the intended function and local climate. These structures will be used primarily for farming and

business operations. Design elements will be used that will be the most beneficial for year-round operations, such as covered outdoor areas and window shading elements.

The following defining characteristics are intended as a kit of parts and set of rules to influence the design of the farm structures. A combination of these elements should be used to inform the design of the building (all of the elements are not required).

- Awnings, trellises and applied shed utility porches should be incorporated to provide summer shade and winter protection. Elements that give the building the appearance of being modified over time are encouraged.
- More horizontal than vertical in form.
- Roof form may be a sharp-pitched saddle (A-frame gabled roof), clerestory form (with or without windows at the clerestory) or intermountain form (tall center gable with two single story lean-to wings). No other roof form is appropriate.
- A pointed rain hood at one or both ends is appropriate.
- Vertical wood siding or board and batten (or a combination of both).
- Stained, painted or unfinished siding.
- Rusted steel accents (siding, trellis elements, doors) are encouraged.
- Standing seam or corrugated metal roof.

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Industrial Warehouse



Agrarian



# 10.4 Site Design Guidelines

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The creation of a successful commercial area is dependent upon crafting a mixture of unique tenants, memorable architectural style, safe and easy access and engaging activity areas which offer an opportunity to rest, gather and socialize. If executed correctly, successful commercial areas can enliven a community and provide a focal point for its residents to enjoy.

The following design guidelines have been prepared to guide development of the core within the Plan. They are derived from an evaluation of the best practices of several of the most successful small neighborhood commercial areas across the nation. When utilized in conjunction with the Architectural Guidelines, they will provide the framework for establishing the Village Core as a destination for residents and visitors.

## **Building Form and Orientation**

- Buildings shall be oriented to reinforce a strong street edge.
- Buildings shall be designed to be highly visible from North River Road and the Village Promenade while providing easy access to and from these roadways.
- Buildings shall be design to have clearly marked building entries and façade articulation in order to avoid expanses of blank walls.
- Buildings shall have prominent entryways, windows, and arcades to encourage pedestrian activity.
- Buildings shall be clustered to create a concentrated, positive outdoor setting

and should frame pedestrian spaces with their architectural form and massing.

- Buildings shall be designed to address transit stop locations and provide views and access.
- Buildings should have corner architectural treatments such as chamfered entryways, variations in building height or other architectural features that serve as landmarks.

## 10.5 Circulation & Parking

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Commercial areas will be designed to accommodate vehicular traffic and parking areas at the front of commercial buildings with on street parking. Additional circulation routes will accommodate pedestrians and bicyclists. See Figure 10-3 and Table 10-1 for a detailed overview.

Overall site design shall use pedestrian circulation and activity as a primary organizing feature.

Pedestrian connections shall be provided to the Village Promenade, adjacent residential areas and transit stops North River Road. This may be accomplished through a variety of means including, but not limited to, change of paving material and/or color, landscaping and the use of special signage and lighting.

Bicycle parking should be provided, and should be easily visible from store entries, windows and security locations.

## 10.6 Loading & Service Areas

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Loading and service areas should ideally be placed at the rear and/or side of commercial buildings. Service and loading areas should be designed to minimize conflicts with vehicle and pedestrian routes. Functional service areas and prominent commercial entries of buildings should receive focused design attention and consideration and should be carefully located and well screened to reduce noise and view of loading areas.

- Loading space, trash and recycling areas should not encroach into the public right-of-way or setback areas.
- Loading and trash areas should be located to minimize their visual impact on the community, either behind or at the side of buildings, and away from public and residential areas.
- Trash and recycling areas should be located adjacent to one another where possible.
- Loading space, trash and recycling areas should be screened from public view by landscaping, decorative walls or other means. Walls, if used, should be a minimum of 6' in height and should be constructed of a solid masonry material with a decorative exterior surface similar to that used on the primary buildings.
- Loading space, trash and recycling areas should be well lit to promote safety and discourage loitering in these areas.







# 11.0 Residential Guidelines

# 11.0 Residential Guidelines

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Development within the Plan area is envisioned to consist of a mix of single-family, multi-family and mixed use residential use implemented through various plan configurations. Specific site layout and product typology will be identified as part of future development plans created for each Planning Area.

The regulations are intended to allow for flexibility in future development proposals while providing reliable base standards and criteria to ensure appropriate development within the Plan area.

These regulations are intended to facilitate the design of quality traditional single-family, small lot single-family clusters and multifamily mixed use development within a framework that promotes creative community design. The standards support

variations in development patterns between the Planning Areas in an effort to create visual interest and variety in the streetscape.

The residential buildings will incorporate a range of architectural styles from Farmhouse to California Bungalow, referencing both the agricultural heritage of the site and also the Italian villa styles prevalent in South Morro Hills' residential architecture. Residential design should include the sustainability practices described in Chapter 3, Community Vision, including solar orientation, passive/natural ventilation, energy efficiency, solar, rainwater collection and the use of non-toxic materials. The use of porches as a design element are encouraged as a means of encouraging community interaction.

## 11.1 Livable Design

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North River Farms proposes to introduce the concept of Livable Design to the City of Oceanside - a forward-thinking home design that integrates long-lasting functionality for a household's ever-changing lifestyle. Livable Design transforms living environments through functional solutions for all generations. The program's requirements address the desire of residents for a home that will flex and grow with them over time so that they lead active lives in the comfort of their home without the need

for expensive future retrofits. Livable Design adds value to homes and results in timeless and well-designed spaces.

The City's proposed accessibility requirements include features such as a low threshold entry, exterior and interior paths of travel, grab bar backing in bathrooms and a ground floor common rooms. Generally, the required universal design features required by Livable Design either meet or exceed the City's requirements.

# 11.2 Residential Architectural Styles

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The concept, inspiration and vision for North River Farms is one of a distinctively American village with a unique and compelling design character derived from successful landmark neighborhoods throughout California.

North River Farms presents a collection of five architectural styles, which will create a diverse and eclectic streetscape through massing and form, material and color, and detailing. The variety of styles will animate and activate the streetscape, creating a dynamic and vibrant community palette. These architectural styles are:

- Modern Farmhouse
- Americana
- California Cottage
- Craftsman
- California Bungalow

## **Modern Farmhouse**

The Modern Farmhouse is the most historic of the three styles. Representing the original farmhouse, this is a simple form with a dominant gable roof. Traditional lap siding, simple detailing, and a broad front porch are hallmarks of the style. This style introduces playful massing, window sizes and architectural arrangements, adding a contemporary flair to the traditional farmhouse styles. Vertical board and batten siding may be mixed with traditional horizontal siding to create added texture.

## **Americana**

Americana is the evolution of the Farmhouse, with additional ornamentation and detailing that was not previously possible or feasible. As with Farmhouse, Americana is a wood frame house with clapboard siding, however this style may feature stick work, more decorative porch detailing, shutters and variations in siding exposures. Americana is another expression of the traditional agrarian-based architecture of the region with its simple form and welcoming essence.

## **California Cottage**

Great examples of the California Cottage style can be found in older parts of Oceanside and nearby coastal communities. The California Cottage typically has a steeply pitched roof with the principal roof being side gabled and multiple asymmetric cross gables. Many of the homes have applied half-timbering, often with face brick and rarely with stone along the coast. Gabled dormers are common, with only modest eave extension. Windows tend to be vertically oriented, often with casements, and often with square gridded or diamond-pane leaded muntins. California Cottage houses generally have prominent chimneys. Incorporation of the storybook California Cottage style will provide an opportunity to introduce a picturesque and romantic element to the eclectic streetscene.

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## **Craftsman**

The Arts and Crafts bungalow was an enormously influential form and style of architecture in America between 1906 and 1918, the first truly American vernacular style. The bungalow broke with earlier formal Victorian spatial arrangements and changed the way that families lived in and related to their houses. Architecturally, the Craftsman bungalow, was designed to achieve harmony between the house and its landscape, to get as close as possible to nature. A Craftsman bungalow has many of the hallmarks of the Arts and Crafts aesthetic: clinker brick, carved rafter tails, a mixture of cladding (brick, clapboard, tile, and shingle) and oversized eave brackets painted in colors of nature.

Craftsman recalls the comfortable and welcoming nature of the much-loved historic Craftsman bungalows, consistent with the essence of agrarian values. These homes reflect a sense of permanence that only artisanship and artful design can convey.

## **California Bungalow**

Bungalows are 1 or 1½ story houses, with sloping roofs and eaves with unenclosed rafters, and typically feature a dormer window (or an attic vent designed to look like one) over the main portion of the house. Ideally, bungalows are horizontal in massing, and are integrated with the earth by use of local materials and transitional plantings. This helps create the signature look most people associate with the California Bungalow.

Bungalows commonly have wood shingle, horizontal siding or stucco exteriors, as well as brick or stone exterior chimneys and a partial-width front porch. Larger bungalows might have asymmetrical “L” shaped porches. The porches were often enclosed at a later date, in response to increased street noise. A “California” bungalow is not made of brick, but in other bungalows, most notably in the Chicago area, this is commonplace due in large part to the weather.

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Modern Farmhouse



Americana



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California Cottage



Craftsman



California Bungalow





# Flats



**Category**

Flats

**Square Footage**

600-1,100 ft<sup>2</sup>

This product is stacked flats with one, two and three bedroom units. This product allows for a more close and connected community feel with shared open space and amenities.

The product would do well in the community core close to amenities and services.



# Mixed Use Flats



**Category**

Mixed Use  
Flats

**Square  
Footage**

600-1,100 ft<sup>2</sup>

This product allows for small neighborhood serving commercial uses. The forward facing ground floor is dedicated to 3,000-4,500 square feet of commercial tenant

spaces, creating an active street scene. The commercial is adjacent to living allowing residential units in the back to face a pedestrian friendly paseo.



# Mixed Use Lofts



## **Category**

Mixed Use

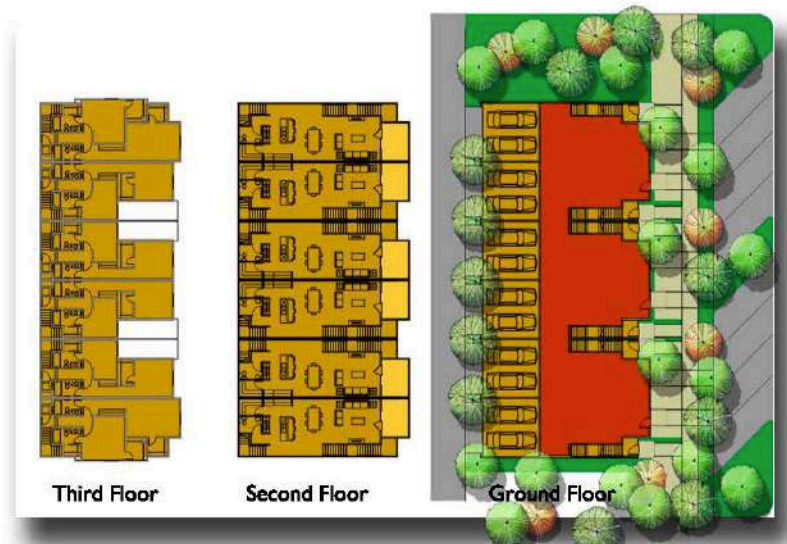
Lofts

## **Square Footage**

950-1,500 ft<sup>2</sup>

This product enables flexible ground floor commercial space. The second floor plans provide a great room living concept with the bedrooms being on the third floor. Each home has a 2-car garage. The forward orientation of the living and commercial

units creates an active street scene with terraced massing to soften the pedestrian scale.



# 37' x 56' Lot | Single Family



## **Category**

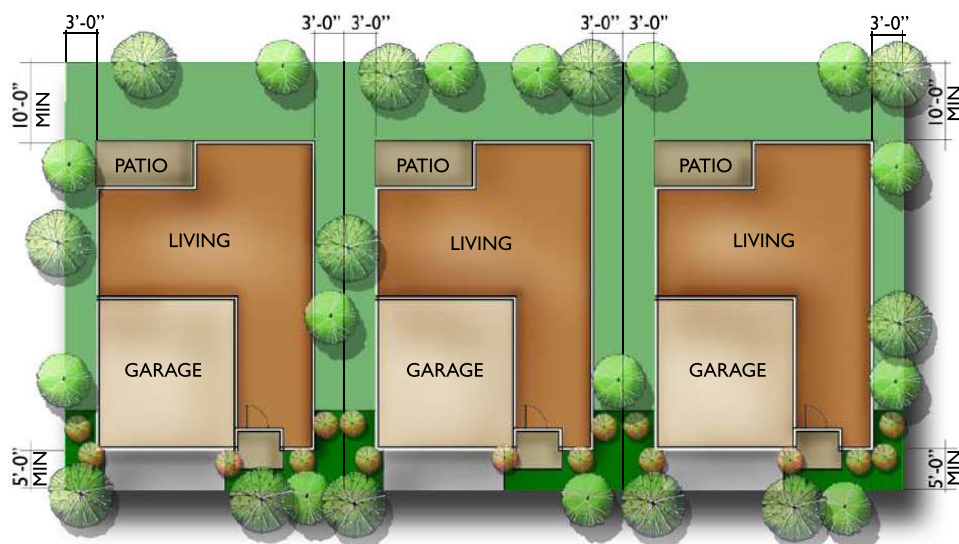
Two Story  
Single Family  
Detached

## **Square Footage**

1,750 -2,150 ft<sup>2</sup>

This product maximizes the lot size to get more square footage, while still providing a front yard and private rear yard and patio. The close proximity between homes creates

a more intimate street scene. The smaller lot size allows for a 2-car garage and as a result creates a more modest but welcoming entry.



# 50' x 80' Lot | Single Family



### **Category**

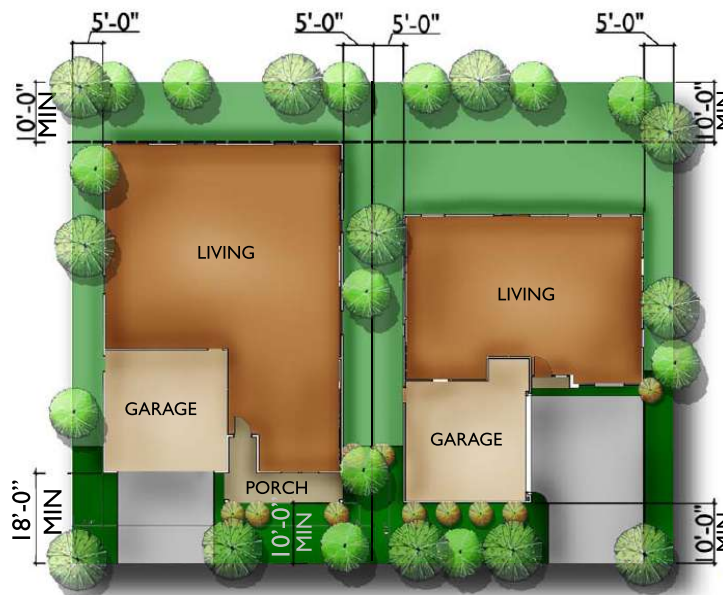
One or Two Story

### **Square Footage**

2200-2460 ft<sup>2</sup>

This product is the most conventional design in the master plan as most people have lived in similar conditions. These homes have front and rear yards for private use. The lot width allows for large, inviting front porches. In addition, the combination of one and two

story homes and the variety of front and side loaded 2-car garages create a more dynamic street scene.



# 50' x 110' Lot | *Single Family*



## **Category**

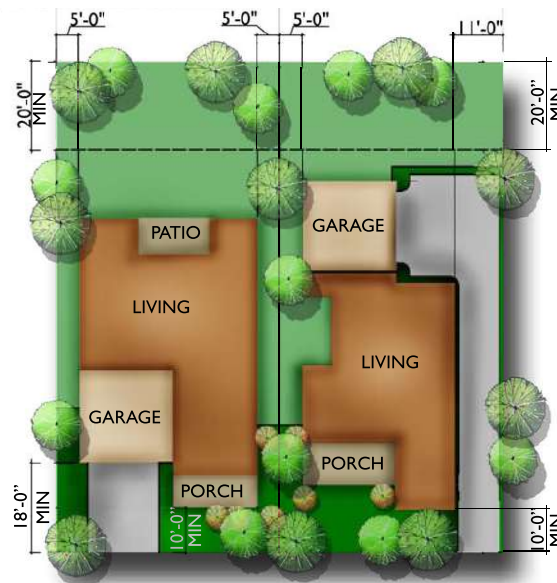
One or Two Story

## **Square Footage**

2400-2800 ft<sup>2</sup>

This lot size provides more space for a more versatile design and larger private yards. The lot width permits a standard front loading

2-car garage with a large front porch. This variety in design creates a compelling street scene.



# 60' x 110' Lot | *Single Family*



## **Category**

One or Two Story

## **Square Footage**

2850-3250 ft<sup>2</sup>

This lot size provides ample room for a more generous and flexible design. The longer lot creates a more spacious private backyard, allowing for large California rooms and decks off the second story. The slightly wider lot

allows for 2 and 1-ear configurations as well as front porches for a more inviting entry. This product generates more expressive facades, creating a more attractive street scene.



# 70' x 120' Lot | *Single Family*



## **Category**

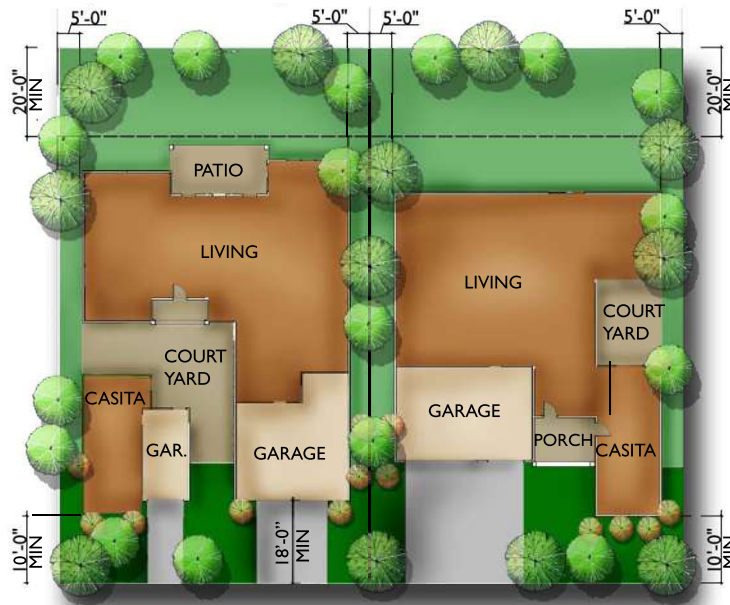
One or Two Story

## **Square Footage**

3250-3550 ft<sup>2</sup>

This product strays from traditional single family homes and the wider lot offers a more elegant plan. These homes are more desirable because of their independence from neighbors. The larger footprint allows

for attached or detached casitas, split garages, front porches, private interior courtyards, entry courtyards, california rooms and plenty of private backyard space.



# Green Court Cottages



**Category**

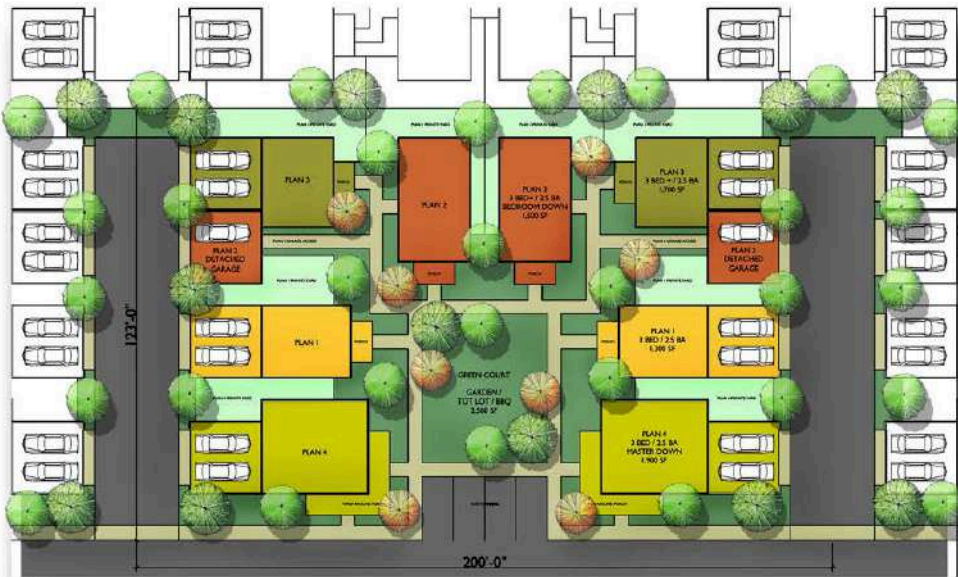
Two Story

**Square Footage**

1200-1400 ft<sup>2</sup>

This product is single-family detached homes that share a common green court. This design enables private yards and entries and front porches off of a shared green court creating a small community feel. Removing

the garages from community view allows the design to bring the architecture forward in order to create a more inviting street scene.





# 11.3 Development Standards

The purpose of this section is to specify permitted uses and regulations for the use of land within the Plan area. This section establishes the development regulations and standards applicable to future development proposals within the individual Planning Areas.

The following standards address development criteria including residential uses, open space, and parking.

## Permitted Residential Uses & Product Types

Development within the Plan area is envisioned to consist of a mix of single-family, and multi-family residential and mixed uses implemented through various plan configurations. Specific site layout and product typology will be identified as part of future development plans created for each Planning Area. The range of anticipated product types within each Planning Area is shown in Table 11-1, Permitted Residential Uses & Product Types.

Examples of various product typologies are presented on the following pages. These range from detached single-family layouts to attached townhomes and clusters. Each exhibit includes a description and characteristics of the product type. Detailed information related to appropriate density, build-out program, and potential square footage is also incorporated with each example. Accessory structures (detached sheds, playground equipment, etc.) in residential areas shall comply with Article 30, Section 3005 of the Zoning Ordinance.

Accessory dwelling units are allowed on all single-family lots provided they meet the requirements set forth in Article 30,

Section 3006 of the Zoning Ordinance.\* An ADU which conforms to the requirements of this subsection shall not be considered to exceed the allowable density for the lot upon which it is located. These units are intended to provide an affordable housing alternative consistent with the City’s Housing Element. By providing secondary dwelling units on detached single-family lots, families may rent at no cost, the unit to elderly relatives, children who have moved back home and other dependents.

An accessory dwelling unit is an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be located on the same parcel as a detached single-family dwelling. An ADU may be rented at no cost for more than 30 days or be occupied by a person or persons including, but not limited to family members, guests, caretakers or others.”

TABLE 11-1: PERMITTED RESIDENTIAL USES & PRODUCT TYPES				
Product Typology	PA-1	PA-2	PA-3	PA-4
<b>Attached Residential Uses</b>				
Mixed Use		X		
<b>Detached Residential Uses</b>				
Single Family Lots	X	X	X	X
Alley Loaded Lots	X	X		
Zero Lot Line Lots	X	X		
Cluster Homes	X	X	X	X

\*These product typologies are not all inclusive and variations of these residential uses may be considered through review of specific Development Plans as required for proposed development within each Planning Area.

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The regulations are intended to allow for flexibility in future development proposals while providing reliable base standards and criteria to ensure appropriate development within the Plan area.

Standards vary by Planning Area in response to the anticipated development. These regulations are intended to facilitate the design of quality traditional single-family, small lot single-family clusters and multifamily development within a framework that promotes creative community design. The standards support variations in development patterns between the Planning Areas in an effort to create visual interest and variety in the streetscape.

The regulations promote an appropriate scale and pattern of development that is compatible with existing neighborhoods and also take into account the characteristics of adjacent streets and roadway corridors by establishing specific setbacks. Open space and recreation area standards are specified in an effort to provide quality, usable and safe common and private amenity areas while fostering social interaction throughout the community.

Where the Plan does not address a particular development standard, the applicable standards of the City of Oceanside Zoning Ordinance shall apply as follows:

The Medium-Density Residential A (RM-A) standards apply to Planning Area 1 with an underlying land use designation of (MDA-R).

The standards for the High-Density Residential District (RH) zoning district are

applicable to Planning Area 2 where the underlying land use is (SC/MDB-R).

The Medium-Density Residential A (RM-A) standards apply to Planning Area 3 with an underlying land use designation of (MDA-R).

The Single-Family Residential (RS) standards apply to Planning Area 4 with an underlying land use designation of (SFD-R).

If there is a discrepancy between the provisions of the Zoning Ordinance and the regulations set forth in the Plan, the Plan shall prevail.



## **Parking**

Off-street parking shall be incorporated with any proposed development to best serve the proposed use or mix of uses on the property. Off-site parking is not permitted to meet the parking requirements established by the Plan.

In order to facilitate an efficient and effective parking system throughout the Plan area it is recommended that a Parking Management Plan (or equivalent mechanism) be incorporated with development as proposed in each Planning Area. Such a plan would be implemented and regulated by the appropriate Home Owners Association to help manage guest parking and ensure resident parking within respective garages. The following is a list of strategies and elements that might be included with such a parking plan:

- Incorporate garage doors with glass windows installed by builder so garage inspections can be performed by a management company.
- Include requirement for 2 cars parked in garage in CC&R's.
- Issue parking permits for guest parking.
- Develop CCR's that authorize association to issue warnings, fines, and tow if a resident is in violation of the parking guidelines.
- Include clear signage which directs visitors to appropriate guest parking areas.
- Limit guest parking to a maximum of 72 hours.

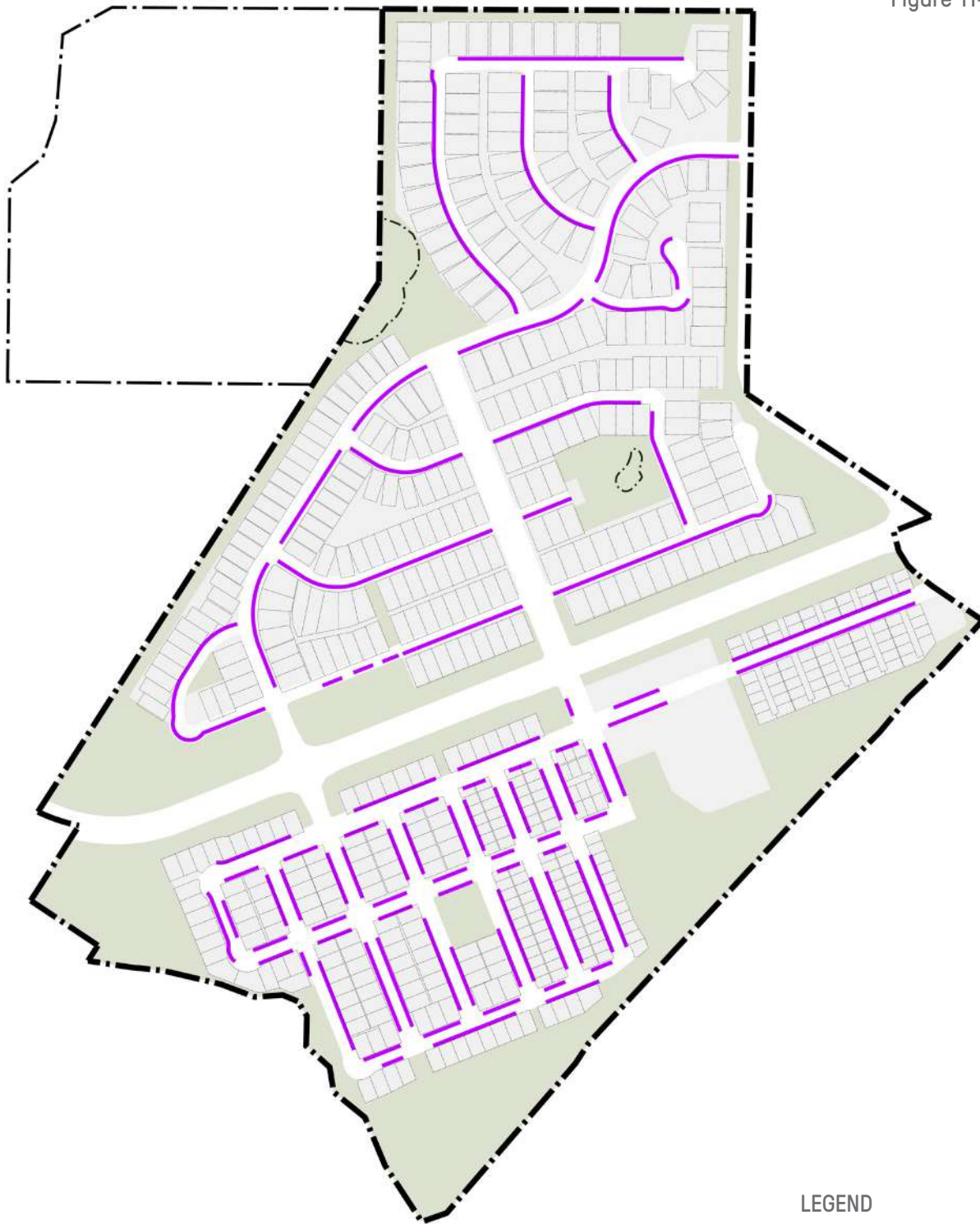
<b>TABLE 11-2: PARKING STANDARDS</b>	
<b>Proposed Use</b>	<b>Required Parking Spaces</b>
Detached Residential	2 garage spaces/unit
Attached Residential	1.5/one-bedroom or studio including 1 covered space <sup>1</sup>
	2/two or more bedroom units, including 1 covered space
Guest Parking	Minimum amount of spaces equal to 20% of the total dwelling units
Parking Space Dimensions	8.5 feet x 18 feet minimum
Garage Dimensions	20 feet wide x 19 feet deep Minimum for two-car garage
	10 feet wide x 19 feet deep Minimum for one-car garage
Commercial	4 spaces/1,000 ft <sup>2</sup> of retail

<b>TABLE 11-3: PARKING COUNT</b>	
<b>Zone</b>	<b>Parking Count</b>
<i>North Side</i> <sup>1</sup>	211 spaces for 281 units
<i>South Side</i> <sup>2</sup>	130 spaces for 304 units

<sup>1</sup>The parking count provided is based on 0.75 spaces per unit

<sup>2</sup>The parking count provided is based on 1.03 spaces per unit

Figure 11-1: Street Parking



LEGEND

— STREET PARKING





## 12.0 Plan Implementation

# 12.0 Plan Implementation

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The North River Farms Planned Development will be implemented through the processing of numerous discretionary entitlements. The implementation process provides the mechanism for reviewing precise development plans and ensuring development consistency with the Plan's

objectives. This chapter also provides procedures for determining substantial conformity and, if necessary, amendments to the Planned Development. All development within the North River Farms community is subject to the implementation procedures described in this chapter.

## 12.1 Interpretation

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Should particular elements in the Planned Development adopted for the property conflict with development standards or regulations in the Oceanside Zoning Code, the Planned Development shall prevail.

In case of uncertainty or ambiguity to the meaning or intent of any provision of this Planned Development, the City Planner has the authority to interpret the intent of the provision. The City Planner has the authority to make interpretations and approve modifications to this Planned Development, including the determination that a proposed project exceeds the flexibility, rules, and intent of the Planned Development. In the latter case an amendment to the Planned Development would be necessary. In so determining the meaning or intent of the Planned Development, the City Planner shall consider the following factors and document applicable findings accordingly:

1. The case is similar to previous interpretation of similar provisions;
2. The interpretation responds satisfactorily to the vision, intent and purpose of the Planned Development;

3. The resulting project is consistent with the General Plan;
4. The decision constitutes a sound precedent for other similar situations; and
5. The interpretation does not alter the policy intent of the Planned Development.

The City Planner's determination shall be rendered within 15 working days of a request for interpretation. The City Planner may, at their discretion, refer interpretations to the Planning Commission for consideration and action. Such a referral shall be accompanied by an analysis of issues related to the interpretation. All interpretations made by the City Planner may be appealed to the Planning Commission, and subsequently the City Council.

Any particular element or provision not specifically covered in the Planned Development shall be subject to the provisions of the Oceanside Zoning Code. If a regulation is not specifically listed within the Plan, the City of Oceanside Zoning Ordinance shall prevail.

## 12.2 Severability

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If any section, subsection, sentence, clause, or phrase of this Planned Development, or future amendments or additions hereto, is for any reason held to be invalid or

unconstitutional by the decision of any court, such decision shall not affect the validity of the remaining portions of the Plan.

## 12.3 Development Plan Review

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A General Plan Amendment, Zone Amendment, Vesting Tentative Map, and Development Plan in conjunction with the project Environmental Impact Report, will be considered concurrently with the adoption of the Plan. All future development identified within the Plan area will require the review and approval of subsequent land use applications as required for the specific development proposal as defined in the Planned Development.

Implementing development proposals shall require, at a minimum, review of a Vesting Tentative Map, and Development Plan to address specific development within each Planning Area and to ensure the construction of necessary infrastructure and related facility improvements. Specific projects shall be reviewed by the City in order to ensure consistency and substantial conformance with the goals, development regulations, and design guidelines presented in this Planned Development. Development plans shall be reviewed as follows:

### **A. Administrative Review Requirements**

The City Planner shall administratively approve, conditionally approve or disapprove all development plans for projects as follows:

- Single-family detached residences
- Residential projects with less than three housing units
- Development plans with at least 100% of units dedicated for affordable housing
- Mixed use development with residential and commercial components
- All proposed projects on sites less than two acres involving new construction
- Any addition or square footage to existing structures on sites of less than two acres
- All additions of less than 2,500 square feet of floor area on sites of two acres or more

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The City Planner may refer development plans for any project to the Planning Commission for review and approval if the City Planner finds that the project may conflict with the purposes and standards of the Planned Development, or if public services and facilities serving the project may be inadequate. Such projects shall be the subject of a public hearing, as provided by City of Oceanside Zoning Ordinance Section 4305.

#### **B. Planning Commission Review Requirements**

The Planning Commission shall approve, conditionally approve, or disapprove development plans for all projects not subject to review by the City Planner or for those projects referred to the Planning Commission by the City Planner. Such projects shall be the subject of a public hearing, as provided by City of Oceanside Zoning Ordinance Section 4305.

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## 12.4 Minor Modifications and Substantial Conformance

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Minor modifications to the Planned Development standards and guidelines may be considered for projects with special, unique design characteristics during the City's development review process. This document is intended to encourage and direct a high level of design quality to the project site while permitting flexibility for creative expression and innovative design solutions.

Substantial conformance allows for the administrative approval and interpretation of minor modifications to the Planned Development text, graphics, and/or project design that do not change the meaning or intent of the Planned Development. Through the review and approval process, a project may be found in substantial conformance with the provisions of this Planned Development and may be approved, conditionally approved, or denied by the City Planner under the circumstances listed below. The City Planner shall also have the discretion to refer any such request for

substantial conformance to the Planning Commission for interpretation and action.

- Landscape, open space, wall material, wall alignment and streetscape design modifications that are consistent with the design guidelines contained in this document so long as the total amount of landscaping required is maintained.
- Minor changes to architectural styles that have been previously reviewed and approved through the Planned Development process. Use of an entirely different architectural style than what was approved during Plan review will require the resubmittal to and subsequent approval by the City Planner or designee.
- Modifications of a similar nature not listed here but which are deemed minor by the City Planner, are in keeping with the intent of the Planned Development, and are in conformance with the General Plan.



## 12.5 Variances

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Where practical difficulties or unnecessary hardships would occur as a result of the strict interpretation and application of the provisions of this Planned Development, a variance may be considered by the City Planner subject to the findings of the Oceanside Zoning Ordinance Section 4105.

The City Planner shall approve, conditionally approve, or disapprove applications for variances which are consistent with the General Plan subject to the general

purposes of the Planned Development, and the provisions of Oceanside Zoning Ordinance Article 41, unless the City Planner recommends that the variance request be reviewed by the Planning Commission. For variance applications that require the consideration of the Planning Commission, a public hearing shall be held to approve, conditionally approve, or disapprove the variance application.

## 12.6 Plan Amendments

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Approval of the Plan establishes specific standards for anticipated development within the Plan area. The architectural and landscape design of all project construction shall conform to the development standards and design guidelines presented in the Plan. It is anticipated that during the course of project development and construction Plan Amendments may become necessary. While this document attempts to be comprehensive, not all development scenarios or future situations can be envisioned. A Plan Amendment is intended to keep the Plan current by providing the City and developer flexibility in responding to potential changes in future design preferences and market conditions.

Proposed modifications to the Plan shall initially be reviewed by the City in order to determine the extent to which they differ from the established standards and regulations of the Plan. The City shall consider the impact and effect of any revision and determine whether an amendment to the Plan is required. Modifications to the Plan shall be in accordance with the regulations specified in Article 17 of the City of Oceanside Zoning Ordinance.

## 12.7 Environmental Review

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The Environmental Impact Report (EIR) serves primarily as a source of environmental information for the City of Oceanside as lead agency for the project. The EIR describes the potential impacts that could result from the adoption of the North River Farms Planned Development. Subsequent development projects within North River Farms are

anticipated and, while the EIR has been prepared as a program EIR (as defined by Section 15168 of the California Environmental Quality Act Guidelines), subsequent projects that are within the scope of this EIR may be subject to a more limited environmental review process if deemed necessary by the City Planner.

## 12.8 Conceptual Phasing Plan

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The Plan is anticipated to be implemented in four phases generally corresponding to the four separate Planning Areas. It is anticipated that development of the Plan area would occur over several years and that the timing and sequence of project phases may be adjusted as necessary in response to community preferences and market conditions.

Multiple project phases may develop concurrently and additional project phases may also be allowed as identified in conjunction with specific development proposals. Necessary infrastructure and utilities, private roads, entry and access points, neighborhood amenities, private parks, trails and community landscaping will be developed accordingly as planned and as required in conjunction with specific development proposals for each phase and Planning Area.

The following improvements are anticipated

in conjunction with each phase, although ultimate improvements and mitigation measures will be determined through final action on the Plan, the associated EIR, and specific Development Plans:

### **Phase 1**

(Or in conjunction with the first development phase proposed within the Plan area)

- Mass site grading of entire project site for creation of master lots and storm drainage improvements
- Master Utilities including water and sewer in North River Road
- Sewer and water stubs off of North River Road to service individual planning areas
- Roadway widening, sidewalk, dry utilities and landscape improvements as identified for North River Road (including roundabouts)

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## **Phase 2**

- Main project entry at North River Road
- Initial planning area, Planning Area 1, and development of intract improvements and residential units approved as part of specific Development Plan(s) within Planning Area 1
- Landscaping along internal roads and intersections
- Planning Area 1 amenity areas
- Planning Area 2 maker space building
- Offsite traffic improvements
- Grading of agriculture area, soil amendments and initial crop planting in Planning Area 2

## **Phase 3**

- Subsequent planning area, Planning Area 3 and development of intract improvements and residential units approved as part of specific Development Plan(s) within Planning Area 3
- Landscaping along internal roads and intersections
- Planning Area 3 amenity areas including southern trail system

## **Phase 4**

- Subsequent planning area, Planning Area 4 and development of in-tract improvements and residential units approved as part of specific Development Plan(s) within individual Planning Area 4.
- Landscaping along internal roads and intersections
- Planning Area 4 amenity areas
- Wilshire Road improvements including sewer
- Perimeter trail system along north boundary
- Planning Area 2 amenity spaces including:
  - Farmers Market
  - Village Square
  - Barn

## **Phase 5**

- Completion of Mixed Use Core within Planning Area 2 including education center, residential and retail



