



Project Description and Justification Letter

Our C.U.P. application is a request to change the crop currently grown in existing hoop houses. We believe this application should be exempt from CEQA, as the property has been historically used for agriculture since the 1960s. The Campbell family has been farming this land since 1994 and hemp is currently being cultivated in the exact area where we are requesting the crop change to cannabis.

This project does not impact any of the environmental factors that are typically considered. Each of the environmental factors that could potentially affect the project is addressed individually below:

1. **Aesthetics**: The aesthetics of the facility match the surrounding area and will not have any adverse visual effects.
2. **Agriculture/Forestry**: The facility is consistent with the current and historic agricultural land uses.
3. **Air Quality Resources**: The change of crop will have no effect on air quality resources.
4. **Biological Resources**: The existing facility has no impact on biological resources.
5. **Cultural Resources**: We have completed a cultural and tribal study (see the study in the submittals).
6. **Energy**: As a hoop house facility, it requires little to no energy.
7. **Geology/Soils**: Being an existing facility, the project has no impact on geology or soils.
8. **Greenhouse Gas Emissions**: South Morrow Hill 47 is a carbon-neutral, net-zero facility, emitting zero emissions.
9. **Hazards & Hazardous Materials**: South Morrow Hill 47 is a wholly organic facility and contains no hazardous materials.
10. **Hydrology/Water Quality**: The existing facilities mean there will be no effect or change in hydrology or water quality.
11. **Land Use/Planning**: The project is consistent with the general plan.
12. **Mineral Resources**: The project has no impact on mineral resources.
13. **Noise**: The facility produces minimal noise, consistent with surrounding agricultural facilities.
14. **Population/Housing**: The facility has no effect on population or housing in the area.
15. **Transportation**: The project will generate equal or lesser traffic compared to current usage.
16. **Recreation**: As an agricultural property, the facility has no impact on surrounding recreational areas.
17. **Public Services**: The project requires no additional public services.
18. **Tribal Cultural Resources**: A Cultural & Tribal Study has been completed (see the study in the submittals).

19. ****Utilities/Service Systems****: The facility requires no additional utilities or services.

20. ****Wildfire****: This agricultural facility mitigates the potential for fires.

We are authorized by the County of San Diego, Department of Agriculture Weights and Measures to breed and cultivate industrial hemp. We are permitted to sell hemp seeds, flower, and biomass for processing. However, due to Governor Newsom's emergency act, we are currently prohibited from selling our product within California. As a result, we primarily sell our product to out-of-state facilities, which generates little to no revenue for the State or for the city of Oceanside.

It can be challenging to distinguish between hemp and cannabis because they appear similar. Both hemp and cannabis plants belong to the same family and have similar-looking buds and scents since they are derived from the same plant species. The key difference between the two lies in their THC content. Legally, hemp is currently defined as a cannabis plant that contains 0.3 percent or less THC. In contrast, cannabis contains more than 0.3 percent THC.

The South Morro Hill 47 hoop houses are bordered on the north and west by Armstrong flowering hoop-houses and open flower fields, on the south by the Campbell Farms soil and rock processing area along with the Agromin Corporation compost processing area, and the east by the Campbell Farms livestock area. These surrounding conditions mitigate any minor odor emissions from our site. To date the project has not produced dust, smell, noise, or view offensive to any of the surrounding properties.

In accordance with Article 47, the South Morro Hills cannabis cultivation project is in line with both the general objectives of the ordinance and the specific goals of the agricultural zoning district where it is located. It is also consistent with the General Plan. The transition between two similar products will not affect public health, safety, or general welfare. Furthermore, the operation and maintenance of the facility will be compatible with the existing uses of neighboring properties and the surrounding area.

In adherence to Article 36 the facility is far greater than thousands of feet from any schools, daycare's or churches.

In Dustin Campbell's original consent letter, he wrote: "We moved our family business to South Morro Hills in 1994. We've been downsizing our avocado in ornamental flower business ever since. Currently we're only farming on 25 of the 142 acres. The hardship created by drought, water cost increases, high property taxes, Mexican imports of fruit and flowers, and many other external factors beyond our control have led us to seek new tenants, as our business will not survive without cannabis crops. Without new tenants and cannabis crops, we will be forced to sell and/or develop".

Gaining approval to transition our crop from hemp to cannabis would be advantageous for our company and would allow our landlord, Dustin Campbell, the owner of Campbell Ranch LLC, to obtain higher lease rates from our cannabis cultivation. This increase in revenue would help him preserve the property as agricultural land. Additionally, this approval would be beneficial for the surrounding community, which has clearly expressed a preference for maintaining the area's historic agricultural charm rather than allowing for dense residential developments.

Our agreement and 25 year lease with Campbell Farms will ensure that the property remains designated for agricultural use. It also benefits the city of Oceanside. The taxes realized from cannabis far exceed those from the hemp crop.