



Planning Division
Development Services Department
300 North Coast Highway | Oceanside, CA 92054
(760) 435-4373 | PlanningStaff@OceansideCA.org

Staff Reviewers: Please complete the Developer's Conference comment sheet template and attach to the TRAKiT record by the end of day on the day before the meeting.

OCEANSIDE DEVELOPER'S CONFERENCE* AGENDA

Wednesday, April 26, 2023

Meeting 1: 10:30 a.m. – 11:30 a.m.

Project Description: Proposed construction and operation of sixty-six (66) hoop house structures for cannabis cultivation & processing. Project will consist of Sixty-two (62) hoop house structures & four (4) prefabricated processing containers on a 3 acre site located at 1319 Sleeping Indian Road. The facility will be equipped with the necessary equipment and technology to process and package cannabis products for distribution.

Project Number: ADM23-00016

Assessor Parcel Number(s): 121-150-20-00

Contact Person: Dustin Campbell

Email: dustincampbell45@gmail.com

Zoning: A

Land Use: A

Neighborhood Area: Morro Hills

** The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*

ITEM 1





Developer's Conference (Pre-Application) Request Form

Development Services Department, Planning Division
300 N. Coast Hwy, Oceanside, CA 92054, (760) 435-4373

General Information

Project/Property Address:

Assessor's Parcel Number:

Lot Area (acres or SF):

Existing Use:

Brief Description of Proposal:

Property Owner & Applicant Information

Owner Name:

Phone Number & E-Mail Address:

Applicant Name:

Phone Number & E-Mail Address:

To be completed if the Applicant is not the Property Owner:

I authorize the applicant indicated above to submit the application on my behalf: _____

Signature of Property Owner
(or attach a Letter of Authorization)

Requested Meeting Date/Time (please provide 2 options)

1st choice date: Time preference: 9:30 am 10:30 am either

2nd choice date: Time preference: 9:30 am 10:30 am either

Requested Divisions to Attend (Planning attends all meetings)

Building Fire Water Engineering Transportation Solid Waste Other

Email the following PDF documents to PlanningStaff@oceansideca.org:

- Project description letter
- Regional and vicinity maps (e.g. Google Maps aerial)
- Conceptual site plans and elevations

To be completed by City staff:

Assigned meeting date:

Time:

Assigned Project Planner:

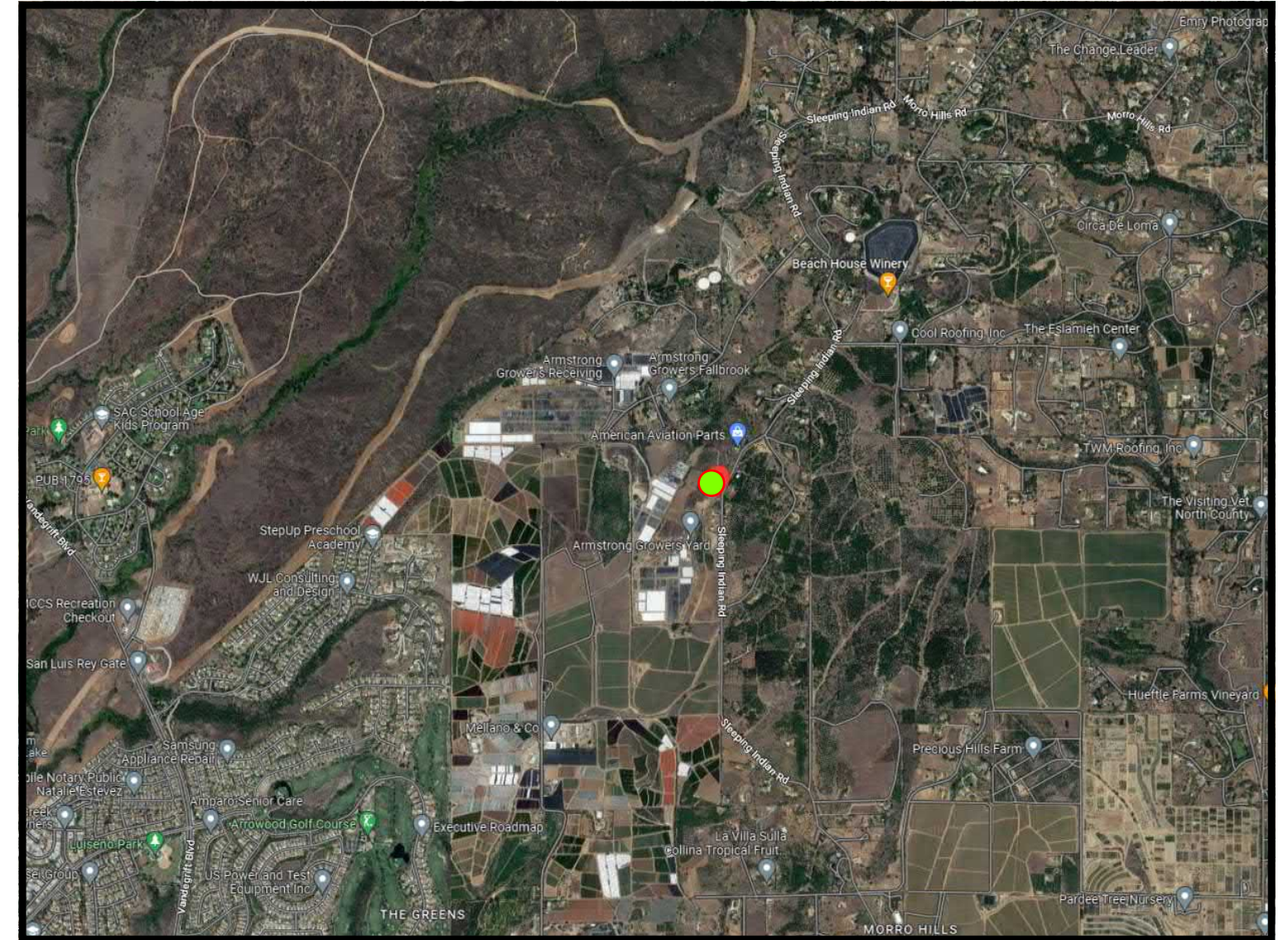
Regional & Vicinity Maps

1319 Sleeping Indian Road, Oceanside CA
(66) Hoop Houses proposed on 3 Acre Lot

APN: 121-150-20



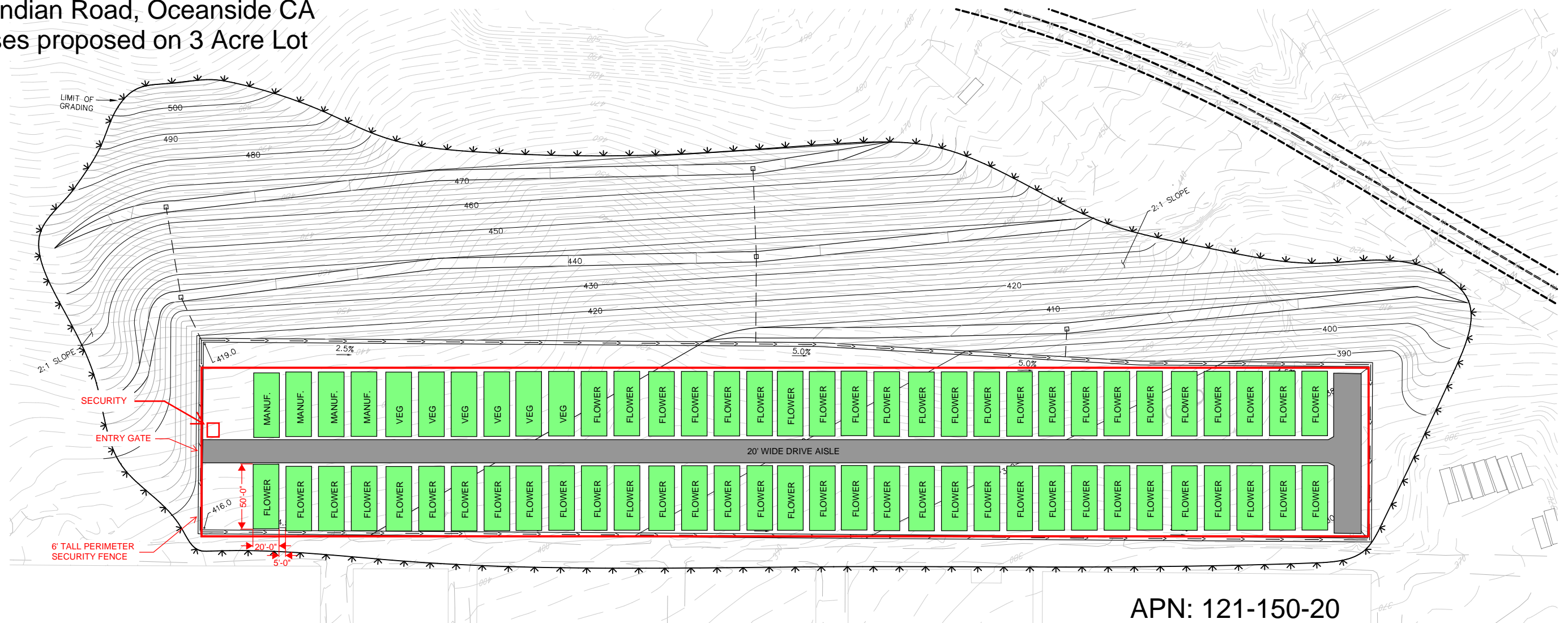
Vicinity Map



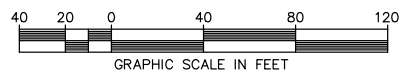
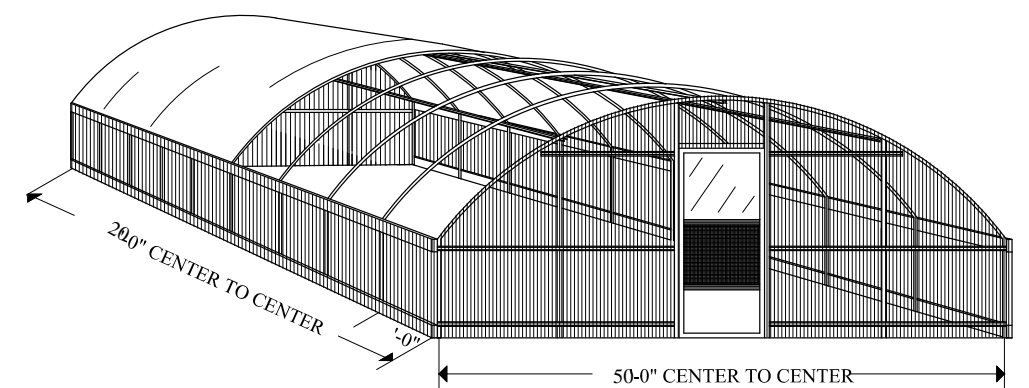
Regional Map

Conceptual Site Plan

1319 Sleeping Indian Road, Oceanside CA
 (66) Hoop Houses proposed on 3 Acre Lot



PHOTOS OF APPROVED HOOP HOUSES FOR CANNABIS CULTIVATION IN LANCASTER CALIFORNIA (LA COUNTY)



APPROVED CHANGES:

NO.	DESCRIPTION	APPVD	DATE

CITY BENCHMARK:

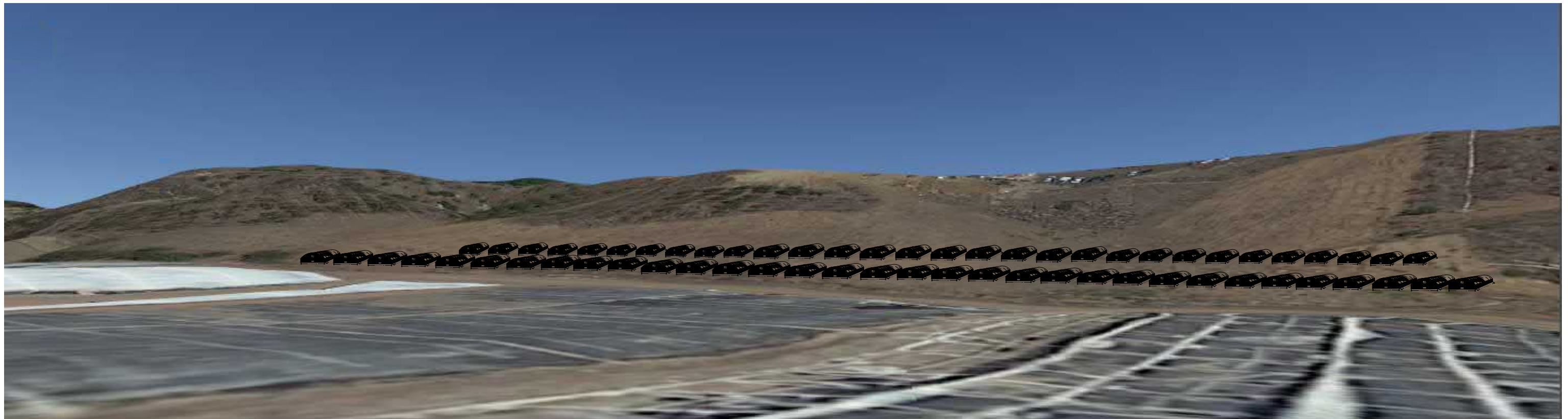
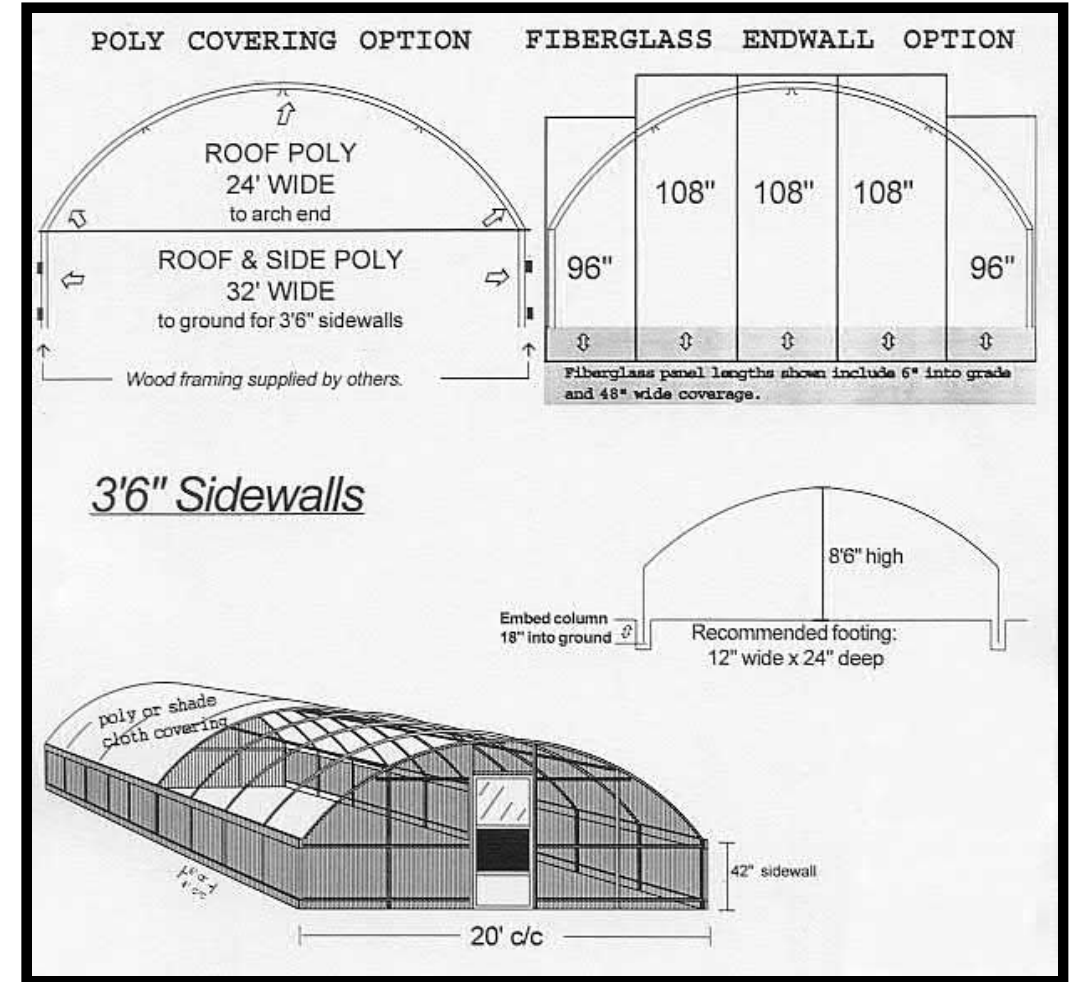
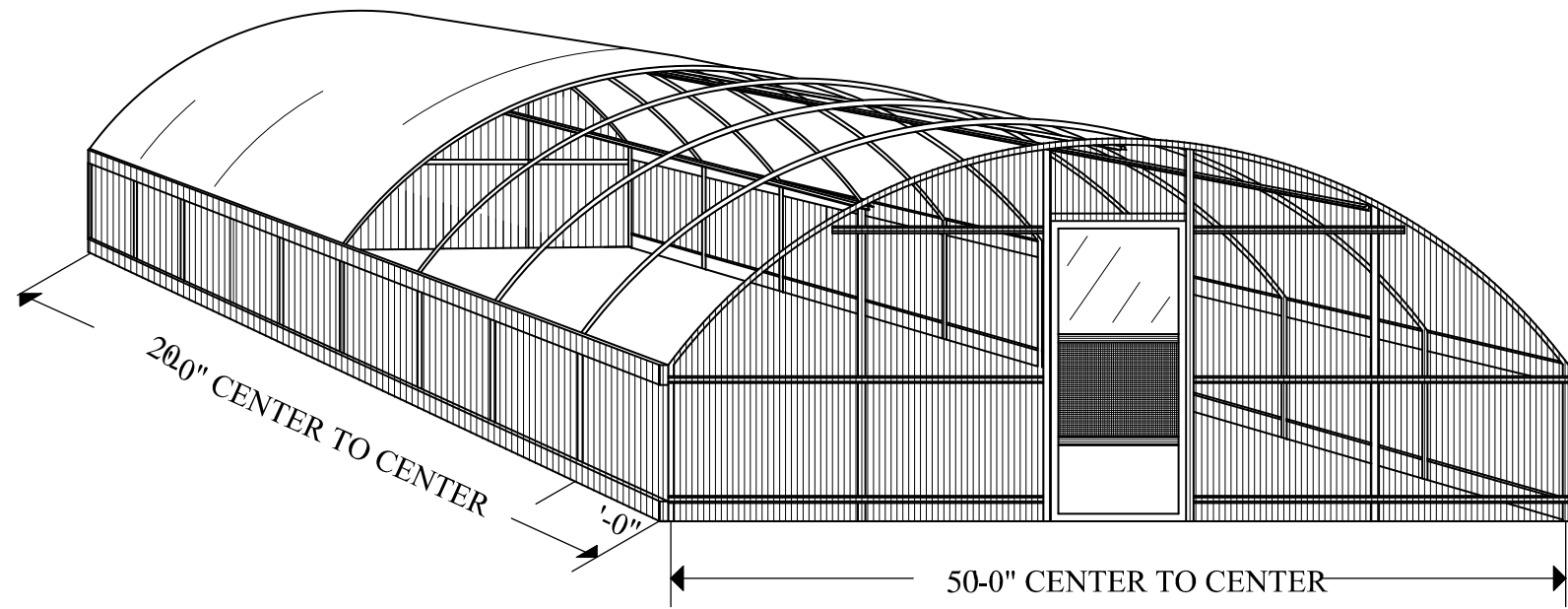
Description: 3.5" BRASS DISK STAMPED TE 223
 Location: SET IN LIGHT STRUCTURE CULVERT
 Record From: _____
 Elev: 158.63' Datum: NGVD 29

WDID NO. 515163 FILE NO. N/A

SHEET 5	CITY OF OCEANSIDE ENGINEERING DIVISION	5 SHEETS
PRECISE GRADING PLAN FOR		
1319 SLEEPING INDIAN ROAD		
APPROVED		
CITY ENGINEER: BRIAN K. THOMAS R.C.E. 60907 Date: _____		
ENGINEER OF WORK	Checked By:	PLAN NUMBER
Signature: BRIAN ARDUINO RCE-71651 Date: _____	Approval Date: _____	G19-00014

Elevations

1319 Sleeping Indian Road, Oceanside CA
(66) Hoop Houses proposed on 3 Acre Lot



APN: 121-150-20

South Morro Hills 47, LLC
1319 Sleeping Indian Road
Oceanside, CA 92057
Local License No. MCF-1271203

Project Description for 1319 Sleeping Indian Road, Oceanside CA for a Cannabis Hoop House Project:

To the City of Oceanside,

The proposed project is for the construction and operation of a cannabis hoop house project located at 1319 Sleeping Indian Road, Oceanside CA 92057 (APN: 121-150-20) . The project will consist of the construction of sixty-two (62) hoop house structures and four (4) prefabricated processing containers.

The hoop houses will be constructed on the 3-acre area of land that has been approved for grading by the City of Oceanside. Each hoop house will be approximately 1,000 square feet. The hoop houses will be used for the cultivation of cannabis plants, utilizing a combination of natural light and supplemental artificial lighting to ensure the plants stay awake during vegetation. The hoop houses will be constructed from galvanized steel frames, polycarbonate end and side walls, poly film covering, and light deprivation curtains to ensure a consistent and high-quality product.

The processing facility will be located adjacent to the hoop houses and will consist of a drying room, a trimming room, and a packaging room. These will be prefabricated shipping containers. The facility will be equipped with the necessary equipment and technology to process and package the cannabis products for distribution.

The project will employ a team of experienced growers and processing technicians to manage and maintain the operation. The team will ensure that all necessary regulations and guidelines are met, including compliance with local, state, and federal laws governing the cultivation and distribution of cannabis.

The facility will be secured with a 6' tall chain link fence, security cameras and on-site security guard shack. We will also be looking to prioritize sustainability by implementing best practices in water conservation, energy efficiency, and waste reduction.

Overall, the proposed cannabis hoop house project at 1319 Sleeping Indian Road, Oceanside CA will provide a safe, reliable, and sustainable source of high-quality cannabis products for the local market while creating jobs and contributing to the local economy.

Current Market Conditions:

The cannabis market in California has been struggling in recent years, with prices dropping significantly due to oversupply and increased competition. The market has been impacted by a number of factors, including changes in regulations, supply chain issues, and increased competition from both legal and illegal sources.

One of the biggest factors contributing to the struggling market is oversupply. With more and more growers entering the market, there has been an abundance of cannabis available, leading to a surplus that has driven down prices. This has been exacerbated by the fact that many growers were caught off guard by the demand for cannabis, resulting in a flood of product that has caused prices to plummet.

Another factor contributing to the struggling market is the complexity of the supply chain. With regulations governing every aspect of the cannabis industry, including cultivation, processing, and distribution, there are a lot of costs and complications involved in getting product to market. This has led to increased expenses for growers, which has in turn led to higher prices for consumers.

In addition, competition from both legal and illegal sources has put pressure on prices. Legal cannabis companies have to compete with the illegal market, which often sells products at much lower prices due to the lack of regulation and taxes. This has made it difficult for legal growers to compete, especially when consumers are looking for the cheapest possible options.

Despite these challenges, many in the industry remain optimistic about the future of the cannabis market in California. There are signs that the market is stabilizing, with some growers reducing production to balance out supply and demand. In addition, new regulations and changes to the legal landscape could help to create a more level playing field for legal cannabis companies.

Overall, while the cannabis market in California may be struggling now, we do see opportunities for growth and success in the future if we can navigate the challenges of the industry. Such challenges include keeping capital expenditure down by building a more traditional style of agricultural greenhouse such as hoop houses.

Hoop House Description & Information:

A hoop house greenhouse is a structure consisting of flexible bands or rings of metal or plastic formed/shaped into a semicircular cross section used for agricultural crop protection, recognized as temporary, covered with a flexible translucent material.

Hoop Structures have traditionally been used by agricultural businesses for the protection and cultivation of fruit and vegetable crops. The requirement for a building permit has typically not been enforced on these types of structures. However, with the legalization of Cannabis for commercial cultivation, many different forms of hoop structures are being constructed within other County's.

Traditional construction methods employed by vegetable and fruit farmers include employing a series of flexible plastic pipes (generally PVC, steel or similar material) bent into a semi-circle and used as a framework to support 10mil plastic. The system is placed under tension with cord or rope and staked to the ground at regular intervals to maintain its shape. There is generally none or minimal foundation, and

the materials used are not tested, listed or approved as a conventional construction material. However, these structures, if built traditionally, are incredibly lightweight and generally represent a low fire/life/safety risk. In reviewing the policies for hoop structures on file in other counties that have legalized commercial cultivation, it is clear that these structures represent a low hazard to occupants if constructed within defined size and material limitations.

Using the strictest application of the code, hoop structures can be classified as an agricultural U occupancy using Appendix C of the California Building Code for cultivation activities.

Hoop Structure General Notes:

- The structure is made entirely of PVC, steel or similar tubing and a maximum of 10 mil plastic.
- Maximum height 12', maximum width 20', maximum square footage 1,000 square feet.
- There is a 36" wide path of travel to each exit.
- Nothing is supported by the structure other than the plastic cover.
- Multiple structures have a 5-foot minimum fire separation distance between structures.
- The structure must be 50 ft. from a dwelling.
- There will be no mechanical, or heat producing equipment installed, or operating, in the structure.
- Plumbing components are limited to irrigation piping and distribution.
- No CO2 enrichment is present.
- Can only be used for commercial cultivation.
- Building Permit will be obtained for all electrical lighting systems.
- The electrical system shall be independently supported in a manner consistent with the provisions of the California Electrical Code.
- Use of extension cords as permanent wiring is prohibited.
- All electrical equipment in the structure shall be suitable for damp locations.

Regards,

Dustin Campbell & Paul Ginoski

South Morro Hills 47, LLC