

**SOUTH MORRO HILLS 47  
NEIGHBORHOOD OUTREACH MEETING  
REPORT AND SUMMARY**

The following pages contain the Neighborhood Outreach Meeting Report, the Neighborhood Invitation, endorsements from surrounding neighbors, including a Signature Endorsement Page, and individual letters, a highlighted map of the property locations of owners who signed the endorsement page and the original outreach plan:

Page Index:

Page 2 - Neighborhood Outreach Meeting Report and Summary.

Page 3 - Neighborhood outreach invitation letter.

Page 4 - Letter of endorsement from our nearest neighbor Duncan Stontz.

Page 5 - Letter of endorsement from Neil Nagata, the owner of the largest property surrounding our facility.

Pages 6 & 7 - Signatures of endorsement from surrounding property owners.

Page 8 - Highlighted map of property owners from signature endorsement page

Pages 9 & 10 - Original outreach plan previously entered into the portal.

## **SOUTH MORRO HILLS 47 NEIGHBORHOOD OUTREACH MEETING REPORT AND SUMMARY**

On September 9, South Morro Hills 47 invited property owners within and beyond a 1,000-foot radius of the project boundaries to attend a community outreach meeting at the Milano Farms office. According to the association's president, Larry Balma, the South Morro Hills Community Association achieved the highest attendance in the history of their meetings. The event provided an important opportunity for South Morro Hills 47 LLC to present the details of its agricultural cultivation project and engage directly with community members.

During the session, representatives of South Morro Hills 47 met and spoke with several nearby residents, including Duncan Stontz, the property owner whose residence is closest to the cultivation site. Many attendees expressed curiosity about the facility's effect on the area, particularly with respect to odor, traffic, appearance, and effect on the neighborhood.

After learning that the site has been operating as an active hemp cultivation facility, with crops that are identical in appearance and aroma to cannabis, the nearby neighbors said that they hadn't detected any odor or additional traffic. This realization alleviated many of their initial concerns.

As the discussion continued, the group as a whole expressed overwhelming support for the project and appreciation for its continued commitment to agriculture within South Morro Hills. Residents emphasized that maintaining agricultural land uses is critical to protecting the community's rural identity and preventing encroachment from large-scale residential projects such as North River Farms, which they widely opposed.

Attendees stated that they view the South Morro Hills 47 cultivation project as a positive. As an agricultural operation they believed it would help preserve the heritage and open character of their neighborhood. Several residents specifically commented that they would prefer projects like South Morro Hills 47 over any form of high-density development.

Overall, the outreach effort successfully fostered mutual understanding and community trust, demonstrating that the project aligns with local values and supports the long-term preservation of the agricultural character in South Morro Hills.

In addition to the meeting, we received signatures from nearly all of our surrounding neighbors. The only property that did not provide a signature is currently vacant. Attached you will find a signature sheet and a map highlighted in bright green indicating all the properties that have submitted signed letters of endorsement. Also included is a letter from Duncan Stontz, our closest neighbor, and Neil Nagata the owner of some of the largest properties surrounding the project facility.

Happily, all of our interactions with the surrounding community have been very positive.

## An Invitation to our neighbors

Dear South Morro Hills Neighbors and Friends,

We would like to extend a warm invitation to attend a Community Outreach Meeting hosted by South Morro Hills 47 LLC, to be held at the Milano Farms office. The purpose of this meeting is to provide information, answer questions, and invite your input regarding our Conditional Use Permit (CUP) request for a crop change at the existing agricultural facility located at 1319 Sleeping Indian Road.

For over a year, this site has operated as a licensed industrial hemp cultivation and breeding facility, growing under the same conditions and within the same greenhouse structures that have long been part of our agricultural landscape. The proposed crop change simply transitions the current operation from hemp to cannabis cultivation, using the same genetics, the same plants, and producing the same natural aromas that the community has already experienced without issue.

This project is designed to strengthen and preserve the agricultural heritage of South Morro Hills by ensuring that local farmland continues to generate meaningful revenue through sustainable agricultural production rather than being pressured toward residential development. By maintaining the land's agricultural use, we help protect the rural character, open space, and charm that make South Morro Hills so special.

We value our neighbors' voices and believe strongly that community collaboration leads to better outcomes for everyone. Your attendance and participation are encouraged and appreciated.

### Event Details:

Location: Milano Farms Office  
734 Wilshire Rd.  
Oceanside, CA

Date: September 9, 2025

Time: 4 PM

We look forward to meeting with you, answering your questions, and continuing to work together to keep South Morro Hills agricultural, sustainable, and beautiful.

With appreciation,

South Morro Hills 47 LLC  
Duane DeLarco, Co-Managing Member / COO

South Morro Hills 47 LLC / 1319 Sleeping Indian Road, Oceanside, CA  
Phone: (520) 275-1880

Duncan Stontz  
6240 Hidden Valley Rd  
Fallbrook, CA 92028

May 17, 2025

Rick Robinson  
Councilmember - District 2  
(760) 435-3033  
[rwrobinson@oceansideca.org](mailto:rwrobinson@oceansideca.org)

Dear Council Members and Staff,

Although our property is agricultural, it is also our home. We are the closest property to the proposed South Morro Hills cannabis facility, and I would like to emphasize that Duane and his team have been outstanding neighbors.


They've been at the Sleeping Indian location for almost a year, Duane and his crew consistently demonstrate their commitment to being good neighbors. Their facility operates quietly without producing dust. Despite our proximity, we have not detected any unpleasant odors from their hemp plants, which closely resemble cannabis.

We've known Dustin, the property owner, for years. He has mentioned to us on several occasions that the economy and competition from Mexico for the sales of florals, fruits, and vegetables have made surviving in agriculture challenging. The increase in lease revenue once South Morro Hill 47 acquires its Conditional Use Permit (CUP) would help him preserve the property as agricultural land.

We believe that their facility could serve as a model for the Oceanside Community, demonstrating how cannabis licenses can help preserve the area's historic agricultural charm instead of leading to dense residential developments. We wholeheartedly support their endeavor and hope that Oceanside can expedite the approval process for their application, allowing them to navigate the waiting period successfully.

Sincerely,

Duncan Stontz

  
(949) 413-1828

Neil Nagata  
P.O. Box 220, San Luis Rey, CA 92068

City of Oceanside Planning Commission  
300 N. Coast Highway  
Oceanside, CA 92054

October 28, 2025

Subject: Support for Continuation of Agricultural Operations at South Morro Hills 47 (CUP No. 25-00003)

Dear Planning and City Council:

As a resident and neighbor of the South Morro Hills community, I am writing to express my support for the continued agricultural use and operation of the South Morro Hills 47 property, located on Sleeping Indian Rd.

The project has been operating responsibly for more than a year, cultivating hemp in the existing structures on the property. Throughout that time, we have found the operators to be reasonable neighbors who have maintained the land while contributing to Oceanside's agriculture.

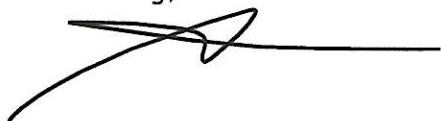
The South Morro Hills 47 project hasn't generated offensive odors or emissions detectable from surrounding properties.

Their facility hasn't created additional traffic or congestion within our roadways, hasn't produced noticeable noise or visual impacts inconsistent with other agricultural operations in the area, and has maintained the property.

As nearby residents, I believe projects like this are part of Oceanside's agricultural future. It is my understanding that the South Morro Hills 47 project keeps the land in productive agricultural use while operating in compliance with environmental and city standards.

I respectfully ask the City of Oceanside to consider support the continuation of the South Morro Hills 47 agricultural project as support for agricultural.

Sincerely,

A handwritten signature in black ink, consisting of a stylized, cursive name that appears to be 'Neil Nagata'. The signature is written over a horizontal line.

Neil Nagata

To:  
City of Oceanside Planning Commission  
300 N. Coast Highway  
Oceanside, CA 92054

Subject: Support for Continuation of Agricultural Operations at South Morro Hills 47 (CUP No. 25-00003)

Dear Planning and City Council,

As the residents and neighbors of the South Morro Hills community, we are writing to express our strong support for the continued agricultural use and operation of the South Morro Hills 47 property, located on Sleeping Indian Rd.

The project has been operating responsibly for more than a year, cultivating hemp in the existing structures on the property. Throughout that time, we have found the operators to be excellent neighbors who have maintained the land cleanly and professionally while contributing to the preservation of Oceanside's long-standing agricultural character.

Importantly, the South Morro Hills 47 project hasn't generated offensive odors or emissions detectable from surrounding properties. Their facility hasn't created additional traffic or congestion within our rural roadways, hasn't produced noise or visual impacts inconsistent with other agricultural operations in the area, and has maintained the property's rural aesthetic, and we believe they add to the agricultural integrity of South Morro Hills.

As nearby residents, we believe projects like this are essential to protecting Oceanside's agricultural future. The operators of South Morro Hills 47 have demonstrated that responsible, low-impact cultivation can coexist harmoniously within our community, something we wish to see continue.

We are particularly concerned about the spread of higher-density residential development, such as the North River Farms project currently being built to the west. That type of urban expansion threatens to permanently alter the rural landscape and diminish the farming heritage

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that defines South Morro Hills. In contrast, the South Morro Hills 47 project keeps the land in productive agricultural use while operating in full compliance with environmental and city standards.

For these reasons, we respectfully urge the City of Oceanside to approve and support the continuation of the South Morro Hills 47 agricultural project and reaffirm the City's commitment to maintaining South Morro Hills as an agricultural zone.

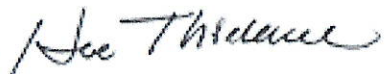
Thank you for your attention and for continuing to protect the agricultural identity of our community.

Sincerely,

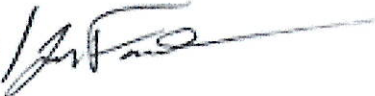
The Neighbors of South Morro Hills 47

RICHARD HENDERICKS / 1340 SLEEPING INDIAN RD / 


Printed Name / Address / Signature

Joe Thielmann / 6217 Hidden Valley Rd / 

Printed Name / Address / Signature

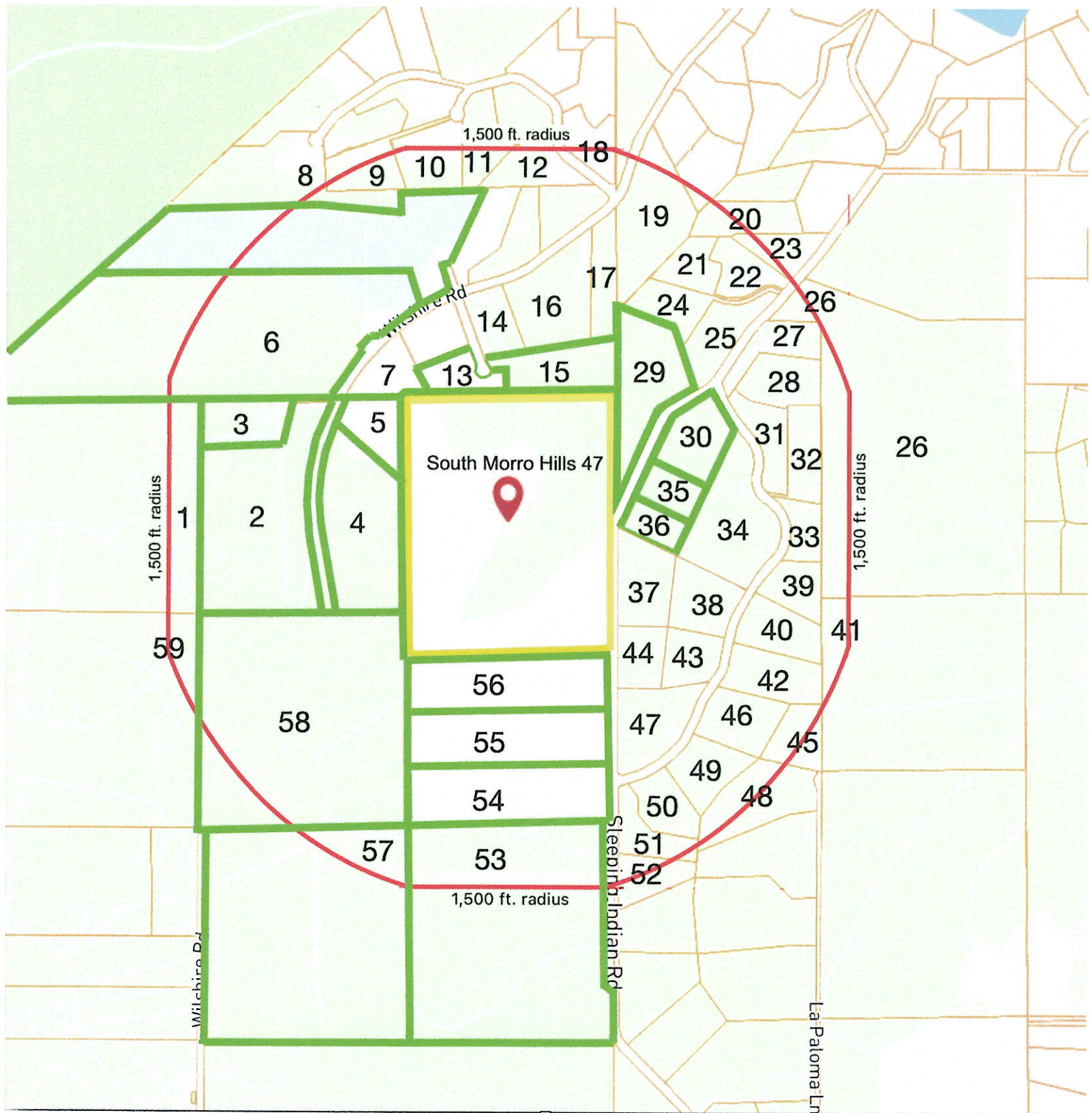
Jason Fawcett / 6221 Hidden Valley Rd / 

Printed Name / Address / Signature

J.D. Larson / 1494 Wilshire 

Printed Name / Address / Signature

\_\_\_\_\_  
Printed Name / Address / Signature



**South Morro Hills 47 LLC**  
**Project CUP 25-00003**  
1319 Sleeping Indian Road  
Oceanside, CA 92057  
**Community Outreach Plan**

**I. Written Plan**

**A. Purpose**

In compliance with Oceanside City Council Policy 300-14, South Morro Hills 47 LLC hereby submits this Community Outreach Plan as the applicant for a Conditional Use Permit (CUP) for a cannabis cultivation project. This plan outlines how potentially affected parties will be identified and engaged, along with the timeline for outreach efforts.

**B. Identifying Potentially Affected Parties**

The following individuals and groups may be affected by our project and will be included in our outreach:

- Property owners and residents within 600 feet of the proposed cultivation site
- Nearby agricultural property owners
- Representatives of local homeowner associations (HOAs)
- Local community leaders and civic organizations
- Adjacent commercial and residential property stakeholders

**C. Outreach Engagement Strategy**

South Morro Hills 47 LLC will conduct the following outreach:

1. Direct Mail Notices: Informational letters describing the project and meeting invitation will be mailed to all owners and residents within a 600-foot radius.
2. Community Meeting: A public outreach meeting will be held in a nearby accessible venue, with an option for virtual attendance if needed.
3. On-Site Signage: A visible sign will be posted at the property to notify passersby of the project and community meeting.
4. Contact Access: A dedicated email and phone line will be available for public inquiries and comments.
5. Personalized Follow-Ups: Individual responses and clarifications will be provided to stakeholders who raise concerns.

**D. Implementation Schedule**

The following schedule will guide our outreach activities:

- Submit Outreach Plan to Planning Division: August 28, 2025
- Mail Notification Letters: August 29, 2025
- Post Site Signage: Project Information Sign, May 2nd
- Post Site Signage: outreach event August 29, 2025
- Conduct Community Meeting: September 6, 2025
- Submit Community Outreach Report: September 8, 2025

## **II. IMPLEMENTATION OF THE PLAN**

South Morro Hills 47 LLC will fully implement the outreach strategy outlined above. Bilingual materials (English and Spanish) will be used to ensure accessibility. All feedback received during this process will be documented and considered seriously to foster transparency and community trust.

## **III. COMMUNITY OUTREACH REPORT (TO BE SUBMITTED)**

Upon conclusion of the outreach activities, South Morro Hills 47 LLC will submit a Community Outreach Report to the Planning Division, which will include:

- A list and map of contacted property owners and residents
- Copies of notification letters sent
- Photos of the on-site signage
- Community meeting sign-in sheets and comments received
- A summary of community concerns and our responses or mitigation steps