

**Dane Thompson**

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**From:** Merisue S. Repik  
**Sent:** Wednesday, March 18, 2026 8:54 AM  
**Cc:** Merisue S. Repik  
**Subject:** FW: Planning Commission Agenda, proposed cannabis facility at 1319 Sleeping Indian Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Fwd: From the Planning Commission email in-box.

Kind regards,

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*Merisue Repik  
Program Specialist  
City of Oceanside  
Development Services Department  
Planning Division  
760-435-3572  
[mrepik@oceansideca.org](mailto:mrepik@oceansideca.org)*

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**From:** Louise Balma  
**Sent:** Wednesday, March 18, 2026 8:36 AM  
**To:** Planning-Planning Commission  
**Subject:** Planning Commission Agenda, proposed cannabis facility at 1319 Sleeping Indian Road

**Warning: External Source**

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Re: Planning Commission Agenda, proposed cannabis facility at 1319 Sleeping Indian Road

My fellow Commissioners;

I will not be with you for this hearing, on March 23 but I offer my comments for your consideration.

South Morro Hills Agricultural Region has been changing over time since my husband and I moved here in 1994 growing Avocados. The main crops at that time were Avocados, cut flowers, berries and citrus. All which still remain except for Avocados and citrus which have diminished in acres over the years. My husband and I have gone from making money on our crop to losing money. For us its three main factors that have caused this economic hardship: water prices, California labor costs, and the worst, importing avocados from Mexico during our harvest season. Mexico's cost to grow avocados doesn't have anywhere near the cost California Avocados have to bear, but we all agree California Avocados do taste the best and are the best. This is the reason we have a market and desire to continue growing Avocados.

Many of the growers in our area with these high costs have turned off the water, and cut down their trees. Some have planted a vineyard, coffee, specialty produce and nursery plants. Many have left their land bare. We worked on an Agritourism plan for the area which the city took over and developed the South Morro Hills Community Plan. A plan which embraces new ideas in agriculture, tourism and development. Growing cannabis is one of those new crops, which the neighborhood has welcomed as a way to keep the land growing and not building houses like North River Farms.

I do support this applicant but I have a few questions to ask.

1. The cannabis farmers in Santa Barbara County Carpinteria, and Oregon have been under fire from the vineyards stating that the odor of cannabis affects the wine they produce, by tainting the flavors of their wine and driving away their customers at their tasting rooms. With the applicant growing in hoop houses, what assurance is there for other crops grown that the odors of cannabis will not affect the flavor of their wine or specialty produce? Other applicants have proposed green houses with air scrubber systems which remove the odors before it leaves their site, why is this not proposed?
2. Dirt Delivery to this site is still needed to provide more area for growing cannabis. Over the years the neighborhood has lived with thousands of trucks hauling dirt to this site, up to 100 trips a day hauling dirt to fill in and make level areas for either the nursery growing grounds or in this case the growing ground for cannabis. Is the city collecting funds from this dirt delivery to repair the roads that these trucks use daily? How many more trucks of dirt can we expect from this site in the future? Our neighborhood has always understood the trucks needed for agricultural uses.

Thanks for your time to read my concerns. Hope to see you all before my term is up in mid April.

Cheers

Louise

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**Louise Ravera Balma**

**Artist/ Architect/ Agriculturalist**

**email: [louisebalma@gmail.com](mailto:louisebalma@gmail.com)**

## Dane Thompson

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**From:** Merisue S. Repik  
**Sent:** Monday, March 23, 2026 8:50 AM  
**To:** Victoria Higgins  
**Cc:** Rick Robinson  
**Subject:** RE: Support for Continuation of Agricultural Operations at South Morro Hills 47 (CUP No. 25-00003), 1319 Sleeping Indian Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Comments received. Thank you.

Kind regards,

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*Merisue Repik  
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760-435-3572  
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**From:** Victoria Higgins  
**Sent:** Saturday, March 21, 2026 8:00 AM  
**To:** Planning-Planning Commission  
**Cc:** Rick Robinson  
**Subject:** Support for Continuation of Agricultural Operations at South Morro Hills 47 (CUP No. 25-00003), 1319 Sleeping Indian Rd.

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My concern with this project is the night security lighting. We already have a large bright pole light at this address that is on from dusk to dawn 7 days a week. I'm requesting that if any additional pole lighting needs to be installed that the lights could be shielded.

Thank you,  
Victoria Higgins