

July 29, 2015

Bryan Woods, Chairman
San Diego Planning Commission
5510 Overland Avenue, Suite 110
San Diego, Ca. 92123

Dear Chairman Woods,

As a 25 year resident of South Morro Hills, an established agriculture area, boarding Bonsall on the east, and once an unincorporated area annexed by the City Of Oceanside, I feel that I am justified in sharing my opinion on the growth and development of Lilac Hills Ranch.

Twenty years ago, South Morro Hills, an agriculture community, in the unincorporated area of San Luis Rey was faced with the encroachment of multiple housing tracks caused from the expansion of The City Of Oceanside, and SANDAG's planned growth and development around the new Highway 76. South Morro Hill's opposition to this expansion was vehemently expressed then like the expansion of Accretive- Investment's Lilac Hills Ranch has been by both the Bonsall, and Valley Center Planning Commissions today. I only wish that we had been granted the choice to embrace the ecological and economic benefits of the proposed development of Lilac Hills Ranch 20 years ago.

It is unfortunate that our present representatives in the Bonsall Planning Commission don't understand that growth and development is going to happen. Their choice is to embrace it, and mitigate their concerns, or bury their heads in the sand, and ignore the inevitable. They should be supporting the proposed "green", self sustaining foot print proposed by Accretive- Investment, and open their minds to the positive economic impact this development offers. One only has to visit San Elijo Hills to verify what impact that development has had on the community and business of the City Of San Marcos.

Unlike the San Luis Rey/ South Morro Hills situation, the community of Bonsall embraces the concept of Lilac Hills Ranch because it realizes that growth will and must happen! It realizes the inevitable, and accepts the economic and ecological benefits to it's businesses and it's community. The residents of Bonsall over whelming praise and support the development of Lilac Hills.

In closing, I am confused and don't understand who our planning commission is representing. Certainly not the majority of my constituents, or the majority of Bonsall residents.

Bud Coale
Past President and Executive Director
Bonsall Chamber Of Commerce