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& Marquart Lilac LLC  
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August 3, 2015

San Diego County Planning Commission,  
Attention: Chairman Bryan Woods

The Marquart family has been aware for a number of years of the intended development of the Lilac Hills Ranch project. We have studied the project to the degree that most of our neighbors have. It is no secret that some of the neighbors living in this area are opposed to Lilac Hills Ranch.

Some of the people living near this project are particularly concerned about the amount of traffic that will be generated by such a development. These are no minor concerns, however if the county, after a comprehensive study of the traffic model has determined that their studies validate the proposed design, it should reduce that concern.

Another main concern that has been put forth is how this project might negatively impact agriculture. There are small hobby farmers around the proposed project that grow produce on their properties to help defray expenses and provide pleasing landscape that people enjoy as part of their rural lifestyle. This is understandable to be sure. The maintenance of those properties however requires irrigation and therefore contributes to the green landscape that is valued nearby, and visitors who drive through our area are drawn to it by these pleasant surroundings.

This greenbelt condition also comes at an ever-increasing cost, most specifically due to the constant rise in the cost of water. Anyone paying these water bills is acutely aware of this.

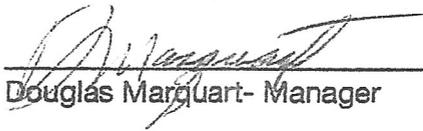
Water is a finite resource and has crucial value to the preservation of agriculture, especially commercial agriculture. At some point however, most hobby farmers may soon determine that they may no longer wish to provide for this luxury.

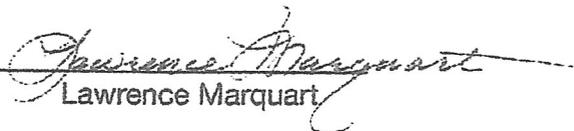
Contributing to this green environment, like some other commercial farmers in the area, the Marquart family has tried since 1969 to maintain 60 acres of avocados as a for-profit agricultural business that derives all of its income only from farming. No one provides a paycheck other than what can be earned from fluctuating market

annual fruit returns. Like us, larger commercial farmers understand the risk of unstable income, but that's farming. What has become daunting however is the reality that unlike fluctuating fruit returns, the cost of water only moves in one direction, upward. This is the crux of the problem for those of us who like our green environment, but are not so gradually being squeezed out of existence. This is the "elephant in the room" that needs to be explained when using agriculture as a reason to oppose Lilac Hills. To know that most farming in Southern California, and for sure in San Diego County, may soon become extinct, due to these unsustainable water costs, and still use this as a main reason for this opposition is disingenuous.

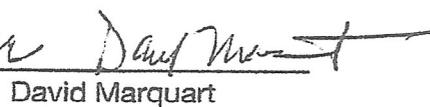
Until water issues are clearly articulated and resolved, this problem will remain. Desalinated water is not the solution at 2,600.00 per acre foot, when agriculture is already paying the unsustainable price of 1,300.00 per acre foot.

Any logical person must certainly know that in a county with desirable rural conditions of many kinds, others are going to want to live here. With housing in short supply in San Diego County, development is the natural outcome. The question is what kind of development will be coming? Do we want ill-planned, hodge podge Orange County cookie cutter style housing tract development with strip malls and fast food restaurants, or do we rely on a more thoughtfully planned development style. That is often how the San Diego County Planning Department chooses and adjudicates its applications. If our planning department has already made these determinations toward Lilac Hills over the last decade, and based on a process that has already been meticulously studied from all aspects, then through reason and purpose, not our emotions, the Marquart's see these reasons to support the Lilac Hills project.

  
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