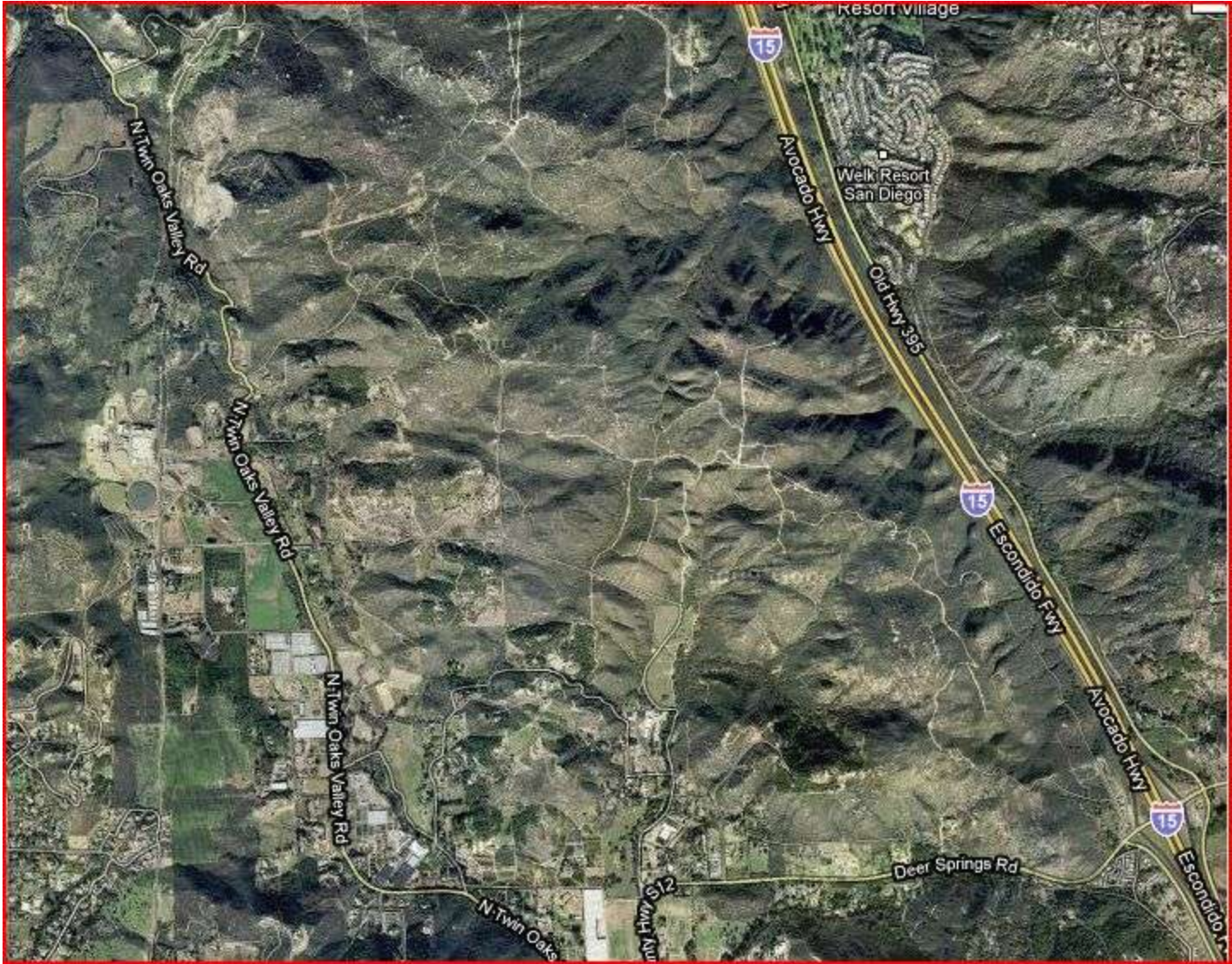


What is the Stonegate/Merriam Mountains project?







Proposed master-planned **community that** would incorporate residential, commercial, recreational, and open space land uses on 2,327 acres in northern San Diego County.

2,700 dwelling units including

1,149 single-family detached units

1,271 variable residential density units

270 multi-family units,

10 estate residences

10.1 acres for commercial and retail, parks, trails and open space.

The proposed project will bring approximately 7,600 new residents to the area north of Deer Springs Road and east of Interstate 15 and will be serviced by **five local school districts**

ARGUMENTS AGAINST

1. Compounds Traffic Congestion

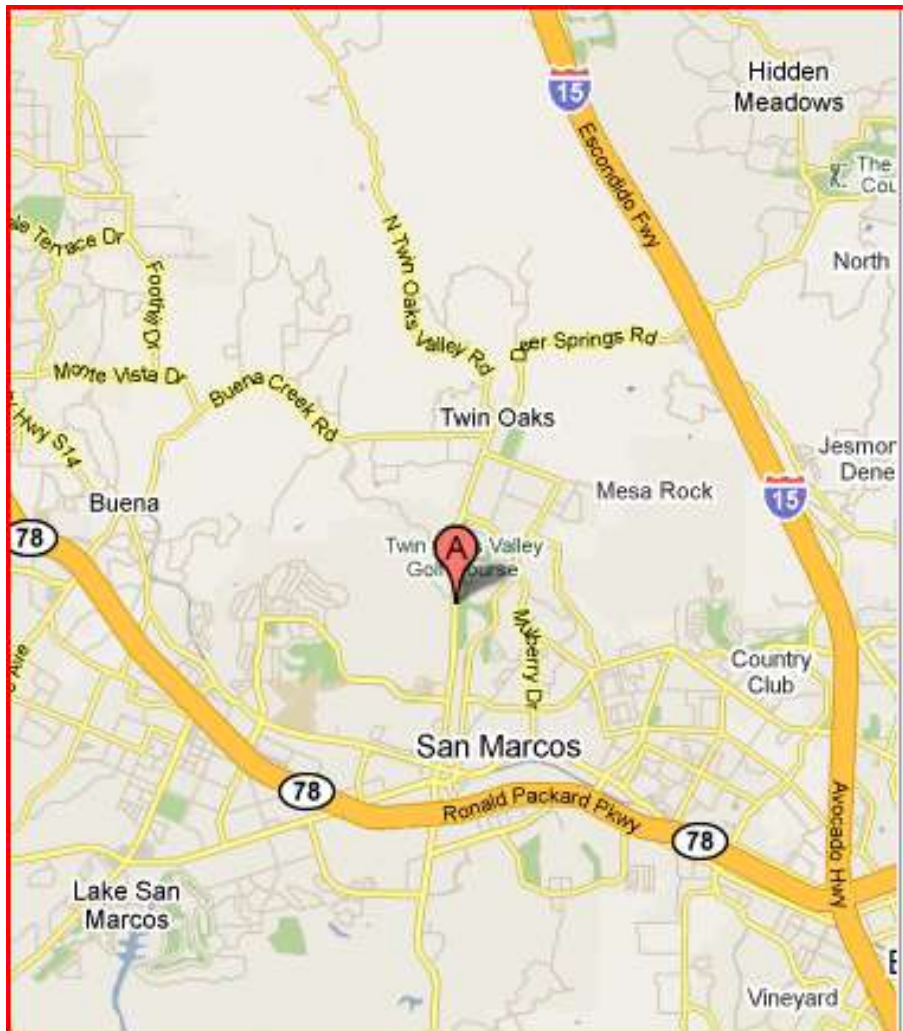
Merriam Mountains project will add more than **35,000 daily trips** to our roads and freeways and will make our traffic worse, not only on area roads, but on Interstate 15 and State Route 78 as well. No amount of local road widening will fix this added congestion.

The massive development project would bring an additional **7,600 residents** to local roadways in and around this rural community and would result in continuous on-and off-site construction, generating significant effects on traffic in the area.

SANDAG has identified its “Transit Priority Areas” — they are all south of State route 78.



This will serve as an alternative to I15 from SR 78—
The worst bottleneck in San Diego County is SR 78 and Barham Drive



2. *Compromises Fire Safety*

It will overwhelm local fire departments and medical emergency services.

The Deer Springs Fire Protection District would provide a majority of the fire and response services to 2,311 acres of the project site. This project will double the population in the district.

The Deer Springs Fire Protection District strongly opposes this project's plan, fearing that it will strain their resources and lengthen response times for everyone in the area. The developer has not developed an adequate evacuation plan—for the simple reason that no such plan is possible.

In the event of another major crisis like the 2007 fires in San Diego, local fire resources may be insufficient for protecting this new development and existing homes in the area.



3. *Overcrowds Local Schools*

The project's developer did not include building a single new school in the community.

Because of this, neighbors and families will be divided among five different school systems around the area, including: San Marcos Unified School District; Escondido Union School District; Escondido Union High School District; Bonsall Union Elementary School District; and Fallbrook Union High School District, which do not provide bus transportation for students.

The development will dramatically increase class sizes at several local schools.



4. Exhausts Water Resources

While Southern California is in the midst of a long-term drought, this development will consume more than 1.3 million gallons of water each day.

The developer completely ignores how the water shortage will affect the proposed project, or how the proposed project will affect the water supply to the rest of the area.

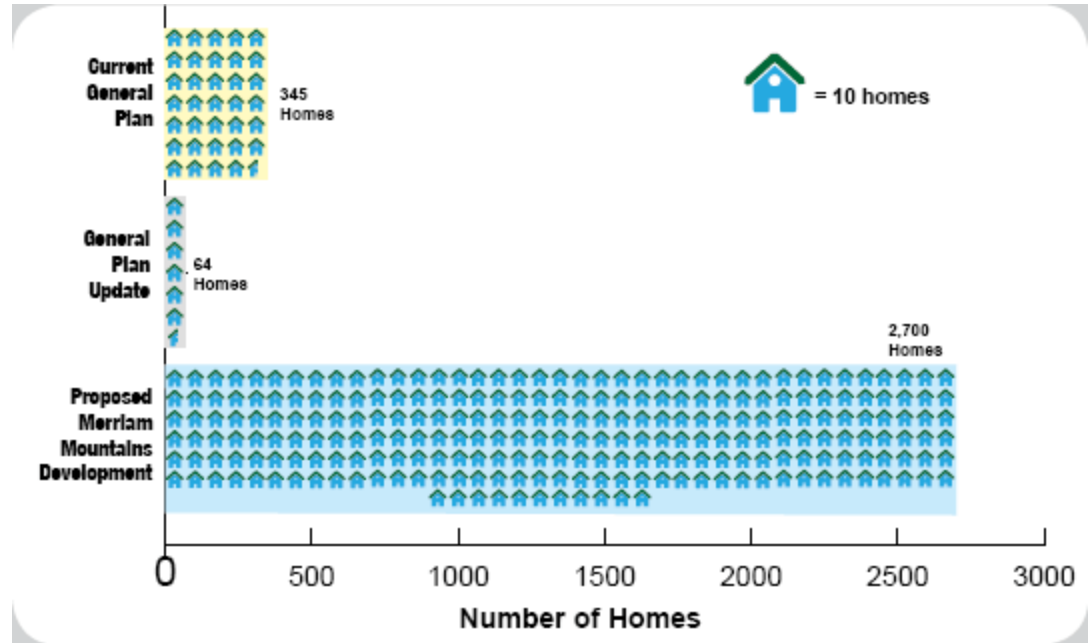


5. Violates the General Plan

Merriam Mountains will bring 2,700 new homes to a rural area that is currently zoned for only 345 homes.

The County of San Diego is currently working on a General Plan Update that would allow only 64 homes - even fewer homes than what is currently allowed.

Knowing this, the developer is asking for an amendment to allow more than 40 times as many homes to be built than the number permitted in the General Plan Update.



Other Factors:

This project is but one of many projects, all at some stage of the planning process, along the I 15 corridor—some 9,193 dwelling units or 30,000 people. The County should do a study on the cumulative effect of all these projects, rather than allowing the developers to point to the existence of one approved project as a precedent.

Supervisor Horn should recuse himself.

The state Attorney General's office has written to the Board of Supervisors (BOS) noting several points on which the Merriam Mountains Specific Plan and Environmental Impact Report were deficient under the California Environmental Quality Act. A letter about which the attorney for the BOS, John Sasone, advised the Supervisors they did not need to worry.

What can you do?

1. Go to the BOS meeting on March 24.
 2. Write to the Attorney General's office and ask them to do what the BOS may not do—ensure that proposed projects be safe projects.
 3. Write letters to the editors of local papers .
 4. Write to the BOS.
 5. Ask your friends and colleagues to do the same.
- Go to www.goodplanningnow.com for info on free transportation (with lunch!) to this meeting