



Community News

August, 2009

Volume 2, Issue 1

Project Update

This past March, the San Diego County Department of Planning and Land Use (DPLU) recirculated the Environmental Impact Report (EIR) for the Merriam Mountains project. The original Draft EIR circulated in the fall of 2007.

This revision was also made available to citizens and other governmental agencies for their review and input. The response deadline for their comments was April 27, 2009. DPLU and the Merriam Mountains Project Team are currently evaluating those responses and will have a determination of the project status shortly. Our Team is taking every response very seriously and is preparing replies to each. The replies from the original circulation in 2007 and this recirculation will be included in the Final EIR that will be considered by the County Planning Commission.

This newsletter addresses the concerns most often raised by residents in this issue, and Fire Safety, Water Availability and Timing of the Project in future issues. Merriam Mountains will be a Community with Solutions.

Transportation

Recognizing the importance of properly designed transportation systems, Merriam Mountains has worked diligently to design a project that not only provides easy circulation but also improves the quality of life. As part of the Merriam Mountains plan, Deer Springs Road will be widened to four lanes between I-15 and Twin Oaks Valley Road. Turn lanes and additional freeway ramp lanes will be added to the I-15 Deer Springs Road Interchange. The road will also be straightened to improve visibility, safety, and speed. This means that commuters will no longer have to contend with a two-lane roadway!

In the current condition, the County has given the road a grade of "F" and local drivers say that "F" isn't low enough. The average daily trips (ADT) on this roadway, 2,000 beyond the Deer Springs Road, Twin Oaks Valley Road, and the freeway interchanges will be widened and completed BEFORE the

short term, the roads will earn a grade of "A" as their capacity will be double the volume. During the approximate 32-year project, the roads will earn a grade of "A" as their capacity will be double the volume. During the approximate 32-year project, the roads will earn a grade of "A" as their capacity will be double the volume.

One of the primary planning goals adopted by San Diego County is to encourage new development along freeway corridors to a minimum. Merriam Mountains incorporated this goal into its transportation infrastructure.

Merriam Mountains is also committed to encouraging public transportation. As many of you know, here in the Deer Springs area there is no public transportation. Merriam Mountains has contacted the North County Transit District (NCTD) to inquire about extending service to our area. With the additional population from Merriam Mountain residents, more bus service makes sense. If the project is approved, NCTD will consider extending service.

What does all this mean to those of us not living in Merriam Mountains? The I-15/Deer Springs Road interchange will be doubled in size. Deer Springs Road will be widened to six lanes between I-15 and Merriam Mountains Parkway and to four lanes from Merriam Mountains Pkwy. to I-15. The new interchange and road widening projects at these locations will be history.



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ADT, or Average Daily Trips, is a measurement of vehicle trips per day. ADT is used by transportation engineers to predict roadway capacity and whether or not these roads are able to sustain natural growth and new developments.

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Multi-family	6 ADTs
" Xctkedng"tgukfgpvkcn"	:
Single family	10
Estate residential	12
Commercial	1,200 ADTs per acre

On the surface, these estimates seem high. If you live in a single family home, it doesn't seem reasonable that you leave and return home ten times every day. But consider that one member of your family may commute to work (2 trips, leave & return), you may need to take the kids to school (4), and then go to the store or run errands (2). And don't forget about the mailman, the trash collector, the UPS/FedEx deliver-

ies, water & electric meter readers, and so on. These trips are a rate determination of where all the cars come from.

Using these time tested standards, Merriam Mountains will add about 3500 ADT per year during a projected 10 year build out. Adding these trips to our roadway network would worsen an already bad situation. Therefore, v jg"Eqwppv{"ku"tgswktpi"vjcv"tqcfu" pggfgf"hqf"vjg"gpvktg"dwkfn"qww"rgtkqf"cpf"vq"eqt-tgev"gzkuvkpi"rtqdnng o u" y knn"dg"rtqkxfgf"dgqgtg the Łtuv"jq o g"ku"qewrkf0"

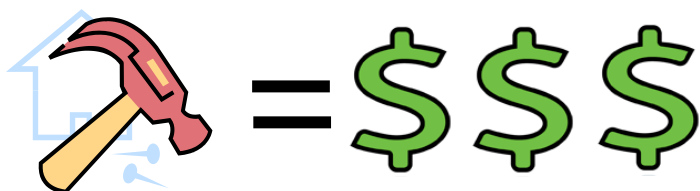
Deer Springs Road will be widened to six lanes between Merriam Mountains Parkway and Interstate 15 and four lanes from Merriam Mountains Pkwy all the way into the City of San Marcos on Twin Oaks Valley Road.

For local residents and commuters, this means that our roads will work better than they have for a long time and the delays we experience in our daily travels will be gone.

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With the current housing crisis and recession, we are more acutely aware of the relationship between economic growth, jobs and housing. It is estimated that for each new home built, 2-3 jobs are generated. With 2,700 new homes, the Merriam Mountains project does not even include jobs from infrastructure and commercial construction.

Construction of the our project will result in a one-time impact of 13,000 jobs. According to David Taussig and Associates, Inc., these jobs will generate \$8.6 billion in new revenue for San Diego County!



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Home building creates many jobs. Home building also produces substantial tax revenues, which can help consumers.

Eventually, there will be another housing shortage in San Diego County. People still want to live here and industries continue to move in new people. With the new Palomar Hospital opening in the next couple of years and California State University, San Marcos getting larger all the time, this creates a need for housing. Young singles and young families need a place to live and they need to be near their extended families. The variety of housing types in the Merriam Mountains project will allow for all of those opportunities.

The economic "accelerator" effect from the construction jobs and home sales of Merriam Mountains will be incredible. The North San Diego County economy revenue and income being spent in our local stores and businesses.

Friends of Merriam Mountains

Our Friends of Merriam Mountains group continues their outreach in the community. Most recently we supported the San Marcos Boys & Girls Club, the Escondido Children's Museum and the San Marcos 4th of July Fireworks.

Our friends make recommendations to us about organizations that need our support. We are honored to be able to help organizations that may be facing during this downturn in our economy. This is just one more way that we can provide some solutions for our community. To become a Friend of Merriam Mountains, complete the postage paid card and mail. You can also contact us for more information or to schedule a presentation for your community group or organization: Linda Bailey, 982/665/:7260



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Fires in San Diego County are nothing new. They are a way for Mother Nature to renew the landscape and recycle dead vegetation. Fires have always been here and will continue in the future.

In the next "Neighbor News", we will discuss the challenge of keeping our families safe and our homes secure. UrgekŁe"dwknfkpi"uvcpfctfu"vjcv"ykndg"gorrq{gf"d{"vjku" project are the highest level applied to any previous development. Years of research and experience by County gzrgtvu"fgocpf"Łtg"tgukuvcpv"ocvgtkcnu."ujkngfgf"xpvpki."

The Merriam Mountains development not only meets County and State code but goes beyond what is required. For example, state law requires 100 feet of defensible space

around our homes. In most neighborhoods of our project, we have provided for 150 feet or more managed space from the homes.

In addition to our superior property and building design, a dtcpf"pgy"Łtg"ucvkqp"ku"rncppgf"ht"vjg"eqoogtekcnc"ctgc" just inside our main entrance. This station will be owned by the Deer Springs Fire Protection District and manned 24 hours a day, 7 days a week. The Fire District contracts with Ecn"Hktg"ht"rtqhgukqpcn"Łtg"Łi"jvgtu"cpf"rctcogfkeu"y"jkej" jcu"vjg"dpgpŁv"qh"cnctig"rqqn"qh"jki"jn{"vtckpgf"rtqhgukqpcn"als under local control.

Hkpcnn{"tgukfgpvu"ykndgpgŁv"htqo"gfwevcqpcn"rtqitc"ou" sponsored by the Deer Springs Fire Safe Council, voted the vqr"Hktg"Eqwpekn"kp"vjg"Eqwpv{"kp"422:0

