



# County of San Diego

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**NEWLAND SIERRA  
PDS2015-GPA-15-001; PDS2015-SP-15-001; PDS2015-REZ-15-001; PDS2015-TM-5597  
MARCH 4, 2015, SAN MARCOS COMMUNITY HALL  
PUBLIC SCOPING MEETING COMMENT SHEET**

Dear Mark Slovick,  
I have attended most of your recent work shops and conclude that my wife and I will be devastated if the Newland Sierra project is built. We are elderly people residing on Deer Springs Rd and have contracted many health ailments - all the problems with lack of available water, Fire Hazards, extreme traffic problems, Green House Gasses, silica dust and etc. make the proposed project unworkable and ill-concerned.

Mail to:

Mark Slovick, Project Manager  
5510 Overland Ave., Suite 310  
San Diego, CA 92123

Email: [mark.slovick@sdcounty.ca.gov](mailto:mark.slovick@sdcounty.ca.gov)

FAX: (858) 694-3373

Phone: (858) 495-5172

( see next page )

John N. Zoria 3/10/15  
Signature, Date

JOHN N. ZORIA  
Print Name

585 DEER SPRINGS RD.  
Address

SAN MARCOS, CA 92069  
City, State, Zip Code

I have in the past several years  
written many letters on the  
problems with the subject project.  
See attached documents that  
describe our concerns

Sincerely,  
John N Zoria

JOHN N ZORIA

585 DEER SPRING

SAN MARCOS, CA

92069

PH 760-744-2368

EMAIL BZORIA@AOL.COM

See Attachments:

August 27, 2013

From: John and Barbara Zoria

To: Linda Bailey

Subject: Our dubious future with Merriam Mountain Project

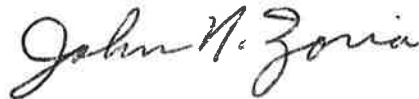
Attached are numerous letters we have written to Bill Horn and others regarding Merriam Mountains Project. These letters will give you a sense of how we feel about the subject project.

Our main concern is that if the project is approved we will be totally devastated financially and health wise. We will have to abandon our home before the project starts in order to save our health especially since we are elder citizens with MAJOR health problems. (reference is made to the attached letters for backup information.)

I have studied Elder Law and believe that our government will protect us from total devastation. We are too old to start over. Please buy us out.

Sincerely,

John N. Zoria Nuclear Auditor-retired



Barbara J. Zoria Club Accountant-retired



**From:** bzoria@aol.com

**To:** bzoria@aol.com

**Cc:** bzoria@aol.com

**Subject:** Re: damaging affect to our health due to Merriam Mts project

**Date:** Sat, Jan 30, 2010 5:53 am

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Subject: damaging affect to our health due to Merriam Mts project

John Zoria, 585 Deer Springs Rd, San Marcos, Ca.

**SUPERVISORS, YOU HAVE THE RESPONSIBILITY TO PROTECT THE COUNTY  
CITIZENS AGAINST DANGEROUS CONDITIONS CAUSED BY DEVELOPERS.**

Barbara and I are senior citizens and have lived here in the Twin Oaks Valley for thirty two years. Barbara now has severe health problems to include Asthma, Bronchitis, COPD, Hypothyroidism, Diabetes and etcetera.

If this project is approved, it will bring to this valley as a minimum, potential dangers in the areas of air quality, traffic congestion, noise, vibrations, and Crystalline Silica dust.

Activities such as blasting, drilling, excavating and transporting of Granite rock will be continued over a ten year period in close proximity to our home.

Barbara and I have covered the above activities with three of her doctors. These doctors have stated in writing that the results of these construction activities would have severe if not fatal consequences to her health.

Supervisors, you have no idea the terrible crisis that this proposed project is having on our lives. What right does this greedy developer have to come in to our lives, destroy our home values and quality of life.

**AGAIN, COUNTY SUPERVISORS HAVE THE RESPONSIBILITY TO PROTECT  
US AND INDEMNIFY US FROM DEVELOPERS ACTIVITIES THAT WOULD  
RUIN OUR LIVES. Thank you for listening.**

Sincerely, John and Barbara Zoria

**From:** bzoria@aol.com

**To:** greg.cox@sdcounty.ca.gov; dianne.jacob@sdcounty.ca.gov; pam.slater@sdcounty.ca.gov;  
bill.horn@sdcounty.ca.gov; ron.roberts@sdcounty.ca.gov; sarah.panfil@sdcounty.ca.gov; bzoria@aol.com

**Subject:** Merriam mountains decision should stand

**Date:** Fri, Jan 8, 2010 5:33 am

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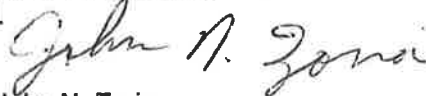
Honorable County Supervisors,

It is my belief that the Stonegate/Merriam mountains developer does not have the best interest of San Diego North county residents at heart.

The vital issues of wildfire safety, Water availability, Traffic congestion and Safety in handling Crystalline Silica have either been downplayed or not fully resolved. To my knowledge, the issue of Greenhouse gasses have not been

resolved by the developer. Lastly, the very large numbers of FEIR potential deficiencies and omissions detected by the Wesley Peltzer law firm have not been resolved.

Considering all the above problems clearly shows that the developer is trying to push through the system a flawed project. Granting a re-hearing for this project is truly not justifiable. I respectfully suggest that this re-hearing for the project be denied.



sincerely, John N. Zoria  
585 Deer Springs Rd.  
San Marcos, Ca. 92069  
ph. 760-744-2368  
[bzoria@aol.com](mailto:bzoria@aol.com)

# Why does Bill Horn keep ignoring our concerns?

Despite the objections of thousands of residents and wildfire safety groups, San Diego Supervisor Bill Horn continues to push for the ill-conceived and hazardous Stonegate/Merriam Mountains Project.

Might Horn's support have something to do with the \$40,000 that Orange County developers Stonegate/Merriam Mountains and Newland Communities gave to a "committee" to help Horn win his last election? Or the "over \$200,000" Stonegate President Gordon Youde claims, in a previously subpoenaed letter, to have raised for Horn at a single fundraiser?

## Why are citizens concerned about the Stonegate proposal?

- **NO** reasonable traffic solution for 35,000 additional daily car trips
- **NO** assurances they can provide the 1 million gallons of additional water per day needed
- **NO** viable emergency access plan – threatening families' lives and safety
- **NO** adequate fire evacuation plan – putting area residents in harm's way

Horn has a long history of disregarding the interest of local residents and our community in favor of those who contribute to his campaign. This time his scheming will increase water consumption, greenhouse gasses, and traffic congestion – all while putting area residents' lives and safety at risk. **The developer's own wildfire study in 2006 concluded "...there is not adequate time or the resources to provide for an orderly and successful evacuation [of the Merriam Mountains project under Fire Condition One]..."** And, on behalf of these developers, the County may end up using eminent domain to strip land away from local property owners.

**Remind Supervisor Horn he works for local residents,  
NOT Orange County special interests!**

**[www.VoiceofDOOM.org](http://www.VoiceofDOOM.org)**

**From:** bzeria@aol.com

**To:** Ron-Roberts@sdcounty.ca.gov

**Cc:** bill.horn@sdcounty.ca.gov; greg.cox@sdcounty.ca.gov; dianne.jacob@sdcounty.ca.gov;  
pam.slater@sdcounty.ca.gov; Bzeria@aol.com

**Subject:** Re: Stonegate-Merriam Mountains GPA-04-06 Please do not request re-hearing

**Date:** Mon, Dec 14, 2009 4:16 pm

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**Subject:** Stonegate-Merriam Mountains GPA-04-06 Please do not request re-hearing  
Dear Supervisor Roberts,

As you well know, we have a dilemma regarding the Merriam Mountains Project. You may very well be the deciding factor on the fate of this project.

The following is my view on the project which is being offered for your consideration. There are many items presently not resolved or resolvable. I discuss these items below in the following five categories: Water supply, Wildfire danger, Concerns on Green House Gasses, Concerns by Golden Door Lawyers and Potential health dangers from Crystalline silica dust.

What is the bottom line objective for this project ? Does this project truly serve the people of San Diego county or does it serve the wishes of a large developer ? At this time our economy is in bad shape, financing may not be available, site location is very controversial, and in general there are too many hurdles to overcome. In my opinion, this project serves the developer well, but not the residents of San Diego County.

The following covers some details of the problems that prevent the Merriam Mountains project from being a workable and viable venture:

**Water Availability:** A state of emergency was declared by our California governor that there is an approximately five year drought. Subsequently, a letter was written this year by the Vallecitos Water District. This letter indicated that no commitment can be made for this project until drought conditions improve and water supply is readily available.

**Wildfires:** By the developers own admission, a viable plan for evacuation is not possible for fire condition one when considering rate of speed of wildfire, number of persons and cars to be evacuated, number of escape routes, stops and starts, panic and etc.

**Concerns on Green House Gasses:** The county needs to satisfy a letter from the State of Calif. Attorney General dated 12/08/09. At face value, satisfying the concerns of subject letter appears to be an enormous effort that could consume a great amount of time, effort and expense. The FEIR could not be certified until the Attorney General is satisfied.

**Concerns by Golden Door Attorneys:** Very large numbers of concerns/issues raised by the Golden door Attorney have not been addressed or satisfied. If not satisfied, these concerns could result in lengthy and costly litigation.

**Dangerous Silica dust emissions** resulting from mining thirteen million cubic yards of Granite. Without proper engineering and administrative controls, residents of the Twin Oaks Valley could become inflicted with Silicosis. I recently sent a detailed letter dated 11/27/09 to the Board of Supervisors outlining many of the controls to mitigate the danger of Silica dust that could affect nearby residents. I have had no reply to date.

In conclusion, please search your conscience to determine if this project is just for the developers monetary gain and not in the best interests of the citizens of San Diego County. I hope your answer will be no on Merriam Mountains project. PLEASE DO NOT REQUEST A RE-HEARING OR A RE-VOTE.

From: bzoria@aol.com  
To: bzoria@aol.com  
Cc: bzoria@aol.com  
Subject: Re: damaging affect to our health due to Merriam Mts project  
Date: Sat, Jan 30, 2010 5:53 am

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Subject: damaging affect to our health due to Merriam Mts project GPA 04-06

John Zoria, 585 Deer Springs Rd, San Marcos, Ca.

**SUPERVISORS, YOU HAVE THE RESPONSIBILITY TO PROTECT THE COUNTY CITIZENS AGAINST DANGEROUS CONDITIONS CAUSED BY DEVELOPERS.**

Barbara and I are senior citizens and have lived here in the Twin Oaks Valley for thirty two years. Barbara now has severe health problems to include Asthma, Bronchitis, COPD, Hypothyroidism, Diabetes and etcetera.

If this project is approved, it will bring to this valley as a minimum, potential dangers in the areas of air quality, traffic congestion, noise, vibrations, and Crystalline Silica dust.

Activities such as blasting, drilling, excavating and transporting of Granite rock will be continued over a ten year period in close proximately to our home.

Barbara and I have covered the above activities with three of her doctors. These doctors have stated in writing that the results of these construction activities would have severe if not fatal consequences to her health.

Supervisors, you have no idea the terrible crisis that this proposed project is having on our lives. What right does this greedy developer have to come in to our lives, destroy our home values and quality of life.

**AGAIN, COUNTY SUPERVISORS HAVE THE RESPONSIBILITY TO PROTECT US AND INDEMNIFY US FROM DEVELOPERS ACTIVITIES THAT WOULD RUIN OUR LIVES. Thank you for listening.**

Sincerely, John and Barbara Zoria



From: bzoria@aol.com

To: bzoria@aol.com; greg.cox@sdcounty.ca.gov; dianne.jacob@sdcounty.ca.gov; pam.slater@sdcounty.ca.gov; bill.horn@sdcounty.ca.gov; ron.roberts@sdcounty.ca.gov; sarah.panfil@sdcounty.ca.gov

Subject: Re: Destruction of our lives due to Merriam Mountains project GPA 04-06

Date: Sun, Jan 10, 2010 5:21 pm

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John and Barbara Zoria  
585 Deer Springs Rd.  
San Marcos, Ca 92069  
ph. 760-744-2368

Subject: Destruction of our lives due to Merriam Mountains project GPA 04-06

Honorable Supervisors,

We are John and Barbara Zoria and have lived at 585 Deer Springs Rd in San Marcos for 32 years. We are retired senior citizens and live on a modest budget. My wife now has significant health issues to include problems with Diabetes, Thyroid, COPD, Bronchitis, Asthma, etcetera.

With the enormous amount of construction work that will be in close proximity to our home ( if this project is approved), we have consulted three of Barbara's doctors for medical advice. All three doctors have subsequently stated in writing that this ten year long construction effort would be very dangerous to Barbara's health and potentially fatal.

This future construction effort to include blasting, drilling, and crushing of Granite will generate noise, vibration, pollution and dust. (possibly Crystalline silica dust)) Needless to say, this condition creates an enormous crisis in our lives. Our quality of life and health will be in great jeopardy..

We respectfully request that if this project is approved, that San Diego County purchase our property so that our remaining years on this earth can be lived in peace and tranquility in another safe and healthy residence..

sincerely,  
  
John and Barbara Zoria

**From:** bzoria@aol.com

**To:** Cheryl.Jones@sdcounty.ca.gov

**Cc:** bzoria@aol.com

**Subject:** Fwd: Letter to County planning Commissioners on Merriam Mountains project

**Date:** Thu, Oct 1, 2009 4:47 pm

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John and Barbara Zoria 585 Deer Springs Road San Marcos, Ca. 92069

September 30, 2009

Planning commissioners, District 5  
County of  
San Diego  
5201 Ruffin Road, Suite B  
San Diego, Ca. 92123  
Attn: Cheryl Jones

Re: Merriam Mountains Specific Plan GPA 04-06

Dear Commissioners,

We are John and Barbara Zoria and have lived in our home for 32 years at 585 Deer Springs Road in San Marcos. We moved here in 1977 when Twin Oaks Valley in San Marcos was a lovely area to live in with minimal traffic.

We are now senior citizens with significant respiratory and other health problems. It our belief that the building of the Stonegate-Merriam mountains project will render our property unfit for it's intended use of human habitation. Building this project will cause the following adverse affects to our health, safety and well being.

#### 1. POOR AIR QUALITY GENERATED BY THE PROJECTS CONSTRUCTION WORK.

Extremely poor air quality will result from project activities such as Rock crushing, earth moving , drilling, blasting and other construction work. The results of these activities will have a devastating affect on senior citizens such as ourselves. Persons with Asthma, Bronchitis and COPD cannot survive years of massive activities mentioned above without debilitating/fatal end results. It is a known fact that microscopic particulate such as Silica dust created from the above activities are extremely damaging to the lungs.

#### 2. ADVERSE AFFECTS OF TRAFFIC ON DEER SPRINGS ROAD

## **DUE TO THE BUILDING OF THE PROJECT.**

In addition to the already overloaded conditions on Deer Springs Road, the project work when completed will add tens of thousands of Automobile trips per day plus greatly added air pollution. The negative impact on health and safety of my wife and myself will be devastating as described below:

A. A large portion of my front yard will be given up for road widening which will add to the noise and air pollution. Automobiles will be traveling past my front yard at 55 miles per hour making it more difficult to get on and off our property.

B. There will be no de-acceleration lane or turn-outs to and from the property. During rush hours, getting on and off my property will be extremely difficult and dangerous.

C. We are told that there will be no center median lane that could be used for getting on and off Deer Springs Road. This adds to the difficulty in ingress and egress to our residence.

The conditions described in A through C above create a totally unacceptable and unlivable condition at our home.

### **3. CONCERNS REGARDING A HIGHLY FLAMMABLE FIRE TRAP IN THE NEARBY MERRIAM MOUNTAINS.**

The project site consists of highly flammable foliage categorized as high "Fire Hazard Severity Zone". This area is subject to large wild fires driven by Santa Anna winds. A mix of foliage such as Sage, Chemise, Flat top buckwheat, Wild lilac, and Laurel sumac are examples of heavy fuel that can cause tremendous wild fires. This condition can consequently cause grave danger. To prevent loss of life and property, CEQA laws and title 14 of the State of California Fire code require a Fire Protection evacuation plan.

Presently, the FPP and the RDEIR for the project do not contain an evacuation plan. This omission is in violation of California law. Due to the above potential fire dangers and failure of the FPP and RDEIR to include a Fire protection evacuation plan, my wife and I are very fearful of being trapped in a wild fire. Also, we have an extreme lack of confidence in the Stonegate-Merriam Mountains project teams performance in this matter.

As a result of the building of Stonegate-Merriam mountains project, our quality of life, health and safety will be diminished such that ultimately we will not survive. Do you know anyone who would like

to live under these unsafe and undesirable conditions ? In our opinion, it is unethical and immoral for a developer to ruin our lives if we are subjected to the above conditions in trade for their monetary gain/profit.

**PLEASE DO NOT BUILD THE STONEGATE-MERRIAM MOUNTAINS PROJECT.**

Sincerely,

A handwritten signature in cursive script that reads "John N. Zoria".

John and Barbara Zoria  
ph: 760-744-2368

**San Diego County Board of Supervisors  
County Administration Center  
1600 Pacific Highway, Room 335  
San Diego, Ca. 92101**

**Attn: County Supervisors**

**Greg Cox, District 1  
Dianne Jacobs, District 2  
Pam Slater-Price, District 3  
Ron Roberts, District 4  
Bill Horn, District 5**