

MEMORANDUM

To: Mr. Gerald Gilbert
Shapouri & Associates

Date: May 6, 2014

From: John Boarman, P.E.
LLG, Engineers

LLG Ref: 3-14-2340

Subject: Orchard Hills – City of San Marcos TIF Payment

The following memo documents justification for a reduced City of San Marcos TIF payment by the Orchard Hills residential project. The development will consist of 20 single-family homes at the intersection of Tide Way and Richland Road in the County of San Diego.

In addition to payment of the County TIF, the City of San Marcos is requesting that the project pay additional TIF fees since a portion of the project's trips will utilize City of San Marcos roadways.

Based on the proposed 20 single family homes, the project will generate a total of 200 ADT. Using the approved traffic distribution from the November 14, 2008 Traffic Impact Analysis study completed by Linscott, Law & Greenspan, Engineers, it is estimated that approximately 7% of the project traffic will access the site from the north and 93% from the south.

Figure A illustrates the project traffic distribution and the expected travel routes of the project traffic. As shown in *Figure A*, project traffic to the north (7%) is destined for County of San Diego roadways, and project traffic to the east (28%) is destined for City of Escondido roadways. Of the remaining 65% of project traffic, half (32.5%) is expected to remain within the City of San Marcos and half is expected to have more regional destinations outside of San Marcos via SR 78 or other roadways. Therefore, 67.5% (7% from the north, 28% from the east and 32.5 % from the south and west) of the project trips have an ultimate destination outside of the City of San Marcos.

Please call me if you have any questions.

cc: File

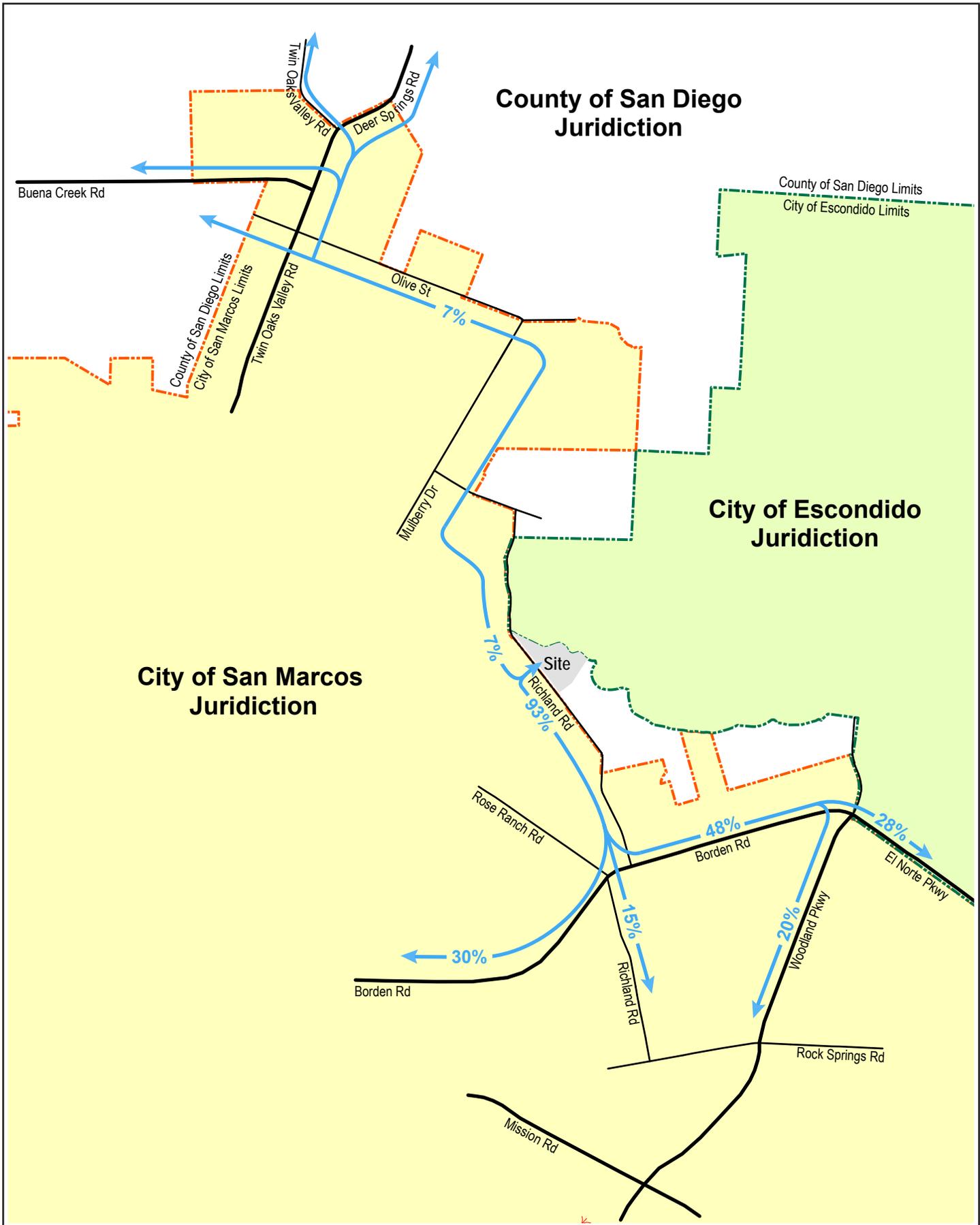


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Orchard Hills Traffic Distribution & Expected Travel Routes

Figure A