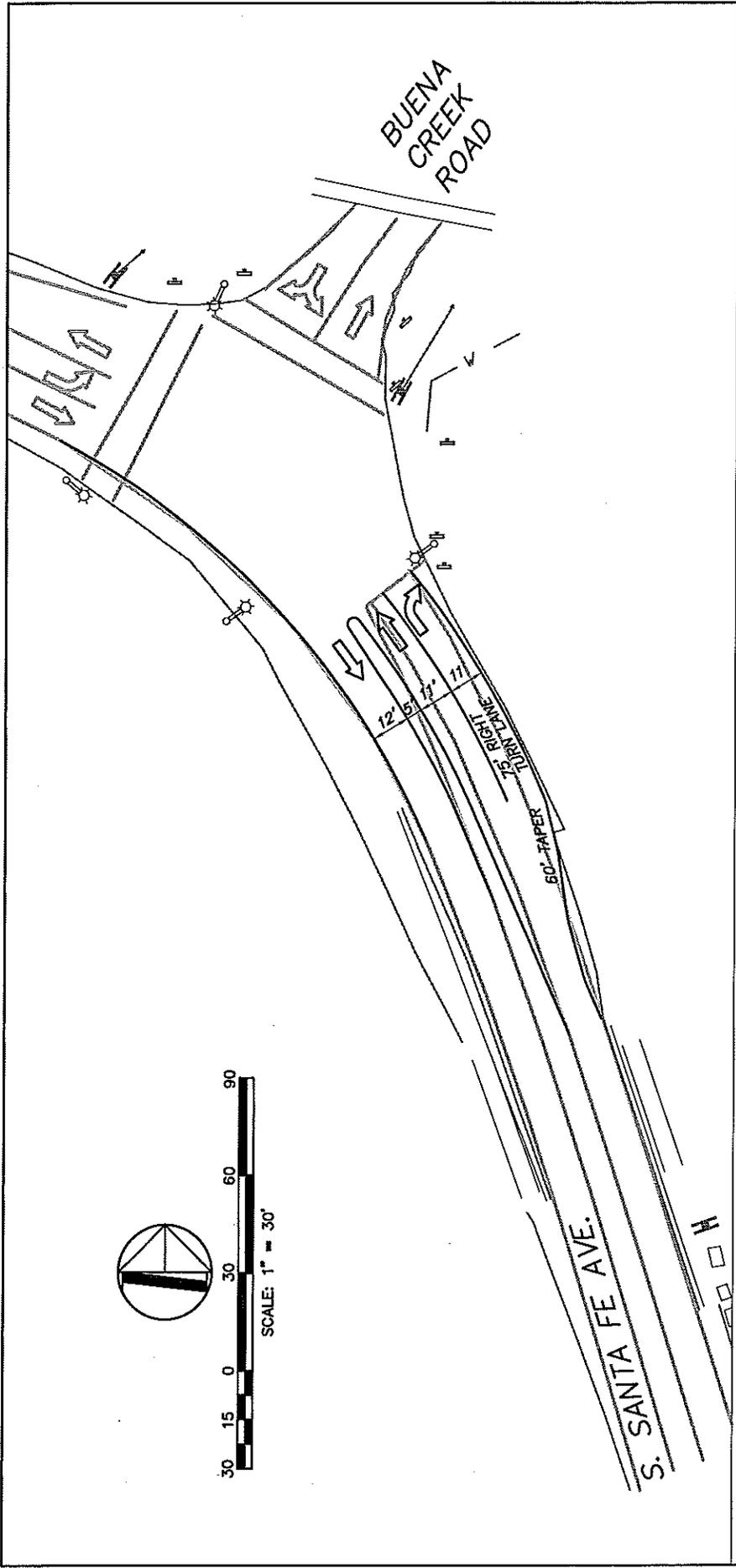


## **APPENDIX G**

### **Roadway Improvements, Cost Estimates, Fair Share Memoranda from City of San Marcos for Twin Oaks Valley Road / Deer Springs Road and SR 78 / Sycamore Avenue Interchange**



**STRIPING EXHIBIT  
 PROPOSED RIGHT TURN LANE  
 BUENA CREEK ROAD @  
 SOUTH SANTA FE AVENUE TM 5295**

**bhainc.**  
 land planning, civil engineering, surveying  
 5115 AVENIDA ENINAS  
 SUITE 110  
 CARLSBAD, CA. 92008-4387  
 (760) 931-8700

**PRELIMINARY COST OPINION  
FOR  
OFFSITE SANTA FE AVE.-BUENA CREEK RD INTERSECTION  
SUGARBUSH - TM 5295**

W.O.600-0813-400  
April 11, 2005

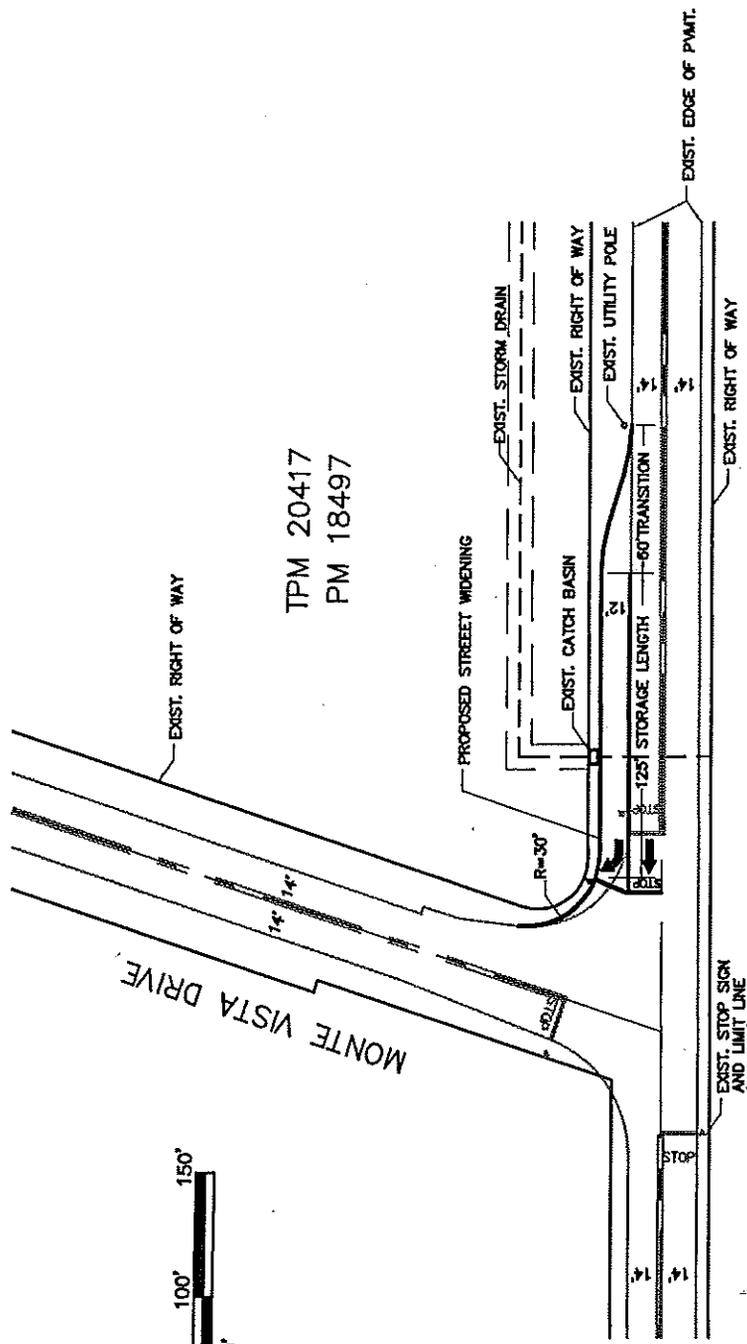
**STREET IMPROVEMENTS**

Description	Quantity		Unit Price	Amount
Remove Existing Striping	400	LF	\$2.00	\$800
Street Striping- Lines	475	LF	\$1.00	\$475
Street Striping-Right Turn Arrows	2	EA	\$100.00	\$200
Relocate Detector Loops	4	EA	\$450.00	\$1,800
Signage-Right Turn	2	EA	\$200.00	\$400
Engineering- Striping Plan	1	LS	\$2,000.00	\$2,000
Plan Check & Inspection	1	LS	\$1,000.00	\$1,000
Traffic Control	1	LS	\$1,000.00	\$1,000
			Sub-Total	\$7,675
			<b>Sub-Total</b>	<b>\$7,675</b>
			20% Contingency	<b>\$1,535</b>
			<b>Grand Total</b>	<b>\$9,210</b>

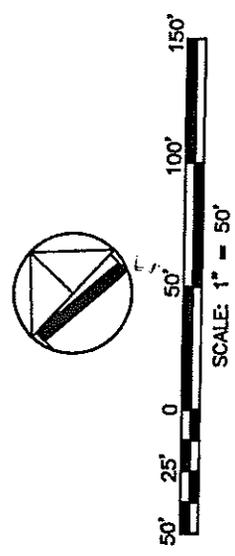
Table 1  
Fair Share Contribution Based on Total Intersection Volume

Sugarbush Subdivision

Intersection	Total Intersection Approach Volumes		AM	PM	Project Fair Share Amount
	AM	PM			
Sycamore Ave/SR-78 EB Ramps	5,485	6,305			
Add dedicated right turn lane on off-ramp	4,351	5,447			
(2020 Plus Project Impact)	1,134	858			
Project Trips	10	18			
% Increase	0.88%	2.10%			
Contribution (Average %)		1.49%			
<b>Improvement</b>	<b>Estimated Cost to Improve</b>	<b>Project Fair Share %</b>	<b>Project Fair Share Amount</b>		
Sycamore Ave/SR-78 EB Ramps	\$95,000.00	1.49%	\$1,415.50		
Add dedicated right turn lane on off-ramp					
(2020 Plus Project Impact)					



TPM 20417  
PM 18497



**STRIPING EXHIBIT**  
**RIGHT TURN LANE**  
**BUENA CREEK ROAD @**  
**MONTE VISTA DRIVE**  
**TM 5295**

**bhA, Inc.**  
 land planning, civil engineering, surveying  
 5115 AVENIDA ENCINAS  
 SUITE 111  
 CARLSBAD, CA. 92008-4387  
 (760) 931-8700

6.4



City of Vista  
Community Development Department  
600 Eucalyptus Avenue  
P.O. Box 1988  
Vista, CA 92085  
Phone: 760-639-6100  
Fax: 760-639-6101

# Fax

<b>To:</b> John Boarman, LLG	<b>From:</b> John Conley, Principal Planner
<b>Fax:</b> (858) 300-8810	<b>Pages:</b> 3
<b>Phone:</b>	<b>Date:</b> 12/21/2004
<b>Re:</b> Sugarbush Subdivision	<b>CC:</b>

Urgent     For Review     Please Comment     Please Reply     Please Recycle

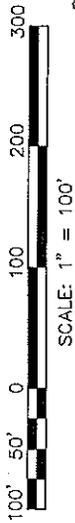
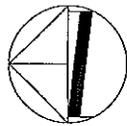
John,

Per your fax to Art Brown dated 12-14 regarding a fair share contribution toward the SR-78/Sycamore off-ramp, the attached information is provided for your use.

The City currently has a CIP project to construct an additional right turn lane on the EB Sycamore off-ramp at SR-78. Per a traffic study prepared for an adjacent commercial project, the intersection currently operates at LOS E and is projected at LOS F in the future.

In response to the questions included in your fax cover sheet, the City has a mechanism to collect a fair share contribution toward this improvement since it is in our CIP for implementation within the next 5 years. The amount of the improvement (\$95,000) is based upon an engineer's cost estimate prepared in 1999, which has been adjusted to account for project management costs and construction cost increases. The fair share calculation is provided on the attached spreadsheet.

If you have any questions regarding the City's methodology or the cost estimate, please call me at (760) 726-1340, ext. 1262.



EDGE OF PAVEMENT  
(PER RECORD PLAN FOR TM3361-1)

CL. R.S. 404

150' LEFT  
TURN LANE

250' APPROACH TRANSITION

150' LEFT  
TURN LANE

250' APPROACH TRANSITION

CREEK

BUENA

ROAD

LOT 2

LOT 3

LOT 4  
MAP 8474

LOT 20

HOLLYBERRY  
ESTATES

LOT 21

LOT 18

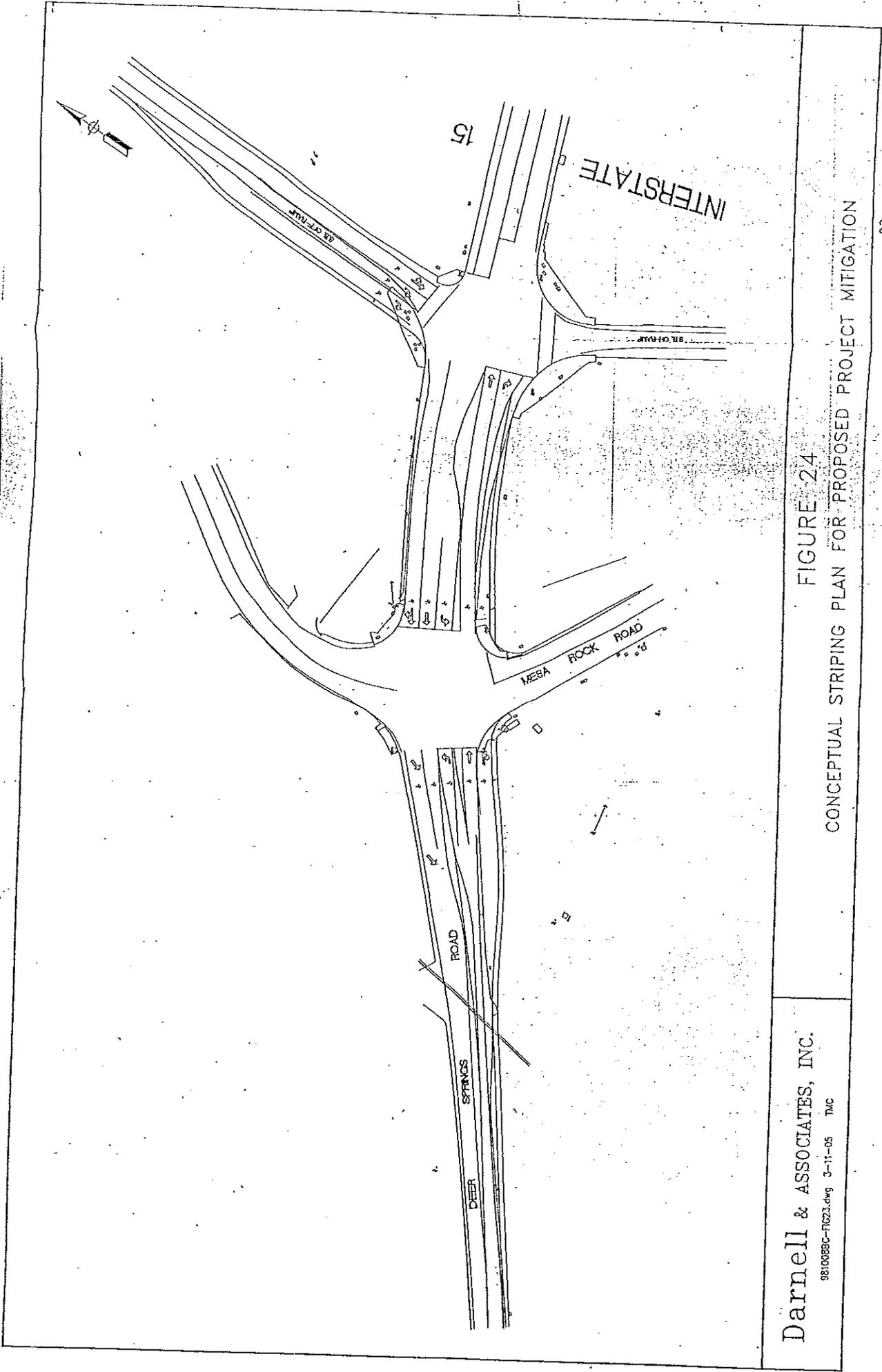
LOT 17

SUGARBUSH  
DRIVE

# STRIPING EXHIBIT LEFT TURN LANES BUENA CREEK ROAD @ SUGARBUSH DRIVE TM 5295

**bhA inc.**  
land planning, civil engineering, surveying  
5115 AVENIDA ENCINAS  
SUITE "L"  
CARLSBAD, CA. 92008-4387  
(760) 931-8700

K:\Land Projects 3\600-0813-400\Dwg\EXHIBITS\stripe-buena.dwg DATE: 06-07-2004 - RH  
REV.: 06-13-2005 - RH



Darnell & ASSOCIATES, INC.

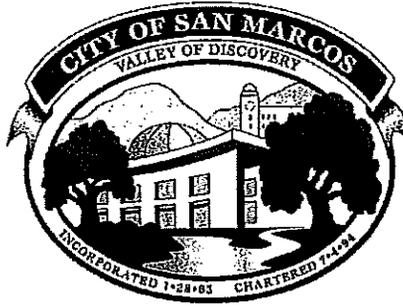
9810088C-F1023.dwg 3-11-05 TMC

FIGURE 24

CONCEPTUAL STRIPING PLAN FOR PROPOSED PROJECT MITIGATION

7.9

1 Civic Center Drive  
San Marcos, CA 92069-2918



Telephone  
760.744.1050  
FAX: 760.591.4135

Robert Hingtgen - Planner III  
County of San Diego  
Department of Planning and Land Use - MSO650  
5201 Ruffin Road, Ste B  
San Diego, CA 92123-1666

September 4, 2008

Re: Sugarbush TM-5295

Dear Mr. Hingtgen:

Deer Springs Road and Twin Oaks Valley Road improvements are identified on the City of San Marcos 7 year Capital Improvement Projects priority list. Attached please find our latest cost estimate for said improvements.

City of San Marcos through its Public Facilities Financing (PFF) fee collected at the time of building permit issuance partially subsidizes its capital improvement program. A component of the PFF pays towards construction of the City arterials. If the PFF fee amount were adequate to mitigate the cumulative impact of a project, the project would not be required to pay additional impact fees. Furthermore, projects are required to mitigate Direct and Significant impacts by the way of constructing the necessary improvements.

Below please find the calculation of fair share amounts based on the new cost estimates:

SEGMENT	FY 08-09 CIP PROJECT PRIORITY No.	COST	BUILD OUT ADT	PROJECT ADT	FAIR SHARE \$
Deer Springs TOVR To City Limit	CIP # 78	\$8,360,000	33000	50	\$12,667
TOVR Deer Springs To Buena Creek	CIP # 78	\$3,125,000	32000	50	\$4,883
TOVR Buena Creek To Cassou	CIP # 88	\$3,540,000	24000	160	\$23,600
TOVR Cassou to 1000' So.	CIP # 87	\$5,080,000	24000	160	\$33,867
Buena Creek Road		\$2,500,000	15500	220	\$35,484
<b>Total</b>					<b>\$110,500</b>

CITY COUNCIL:

Jim Desmond, Mayor

Hal Martin, Vice-Mayor

Mike Preston

Chris Orlando

Rebecca Jones

Printed on 30% post-consumer recycled paper

68

The amounts are based on the % ratio of the project traffic vs. the build out condition ADT's reflected on the SANDAG Combined North County Model. A copy is provided for your use. The North County Model does not include the recently proposed projects, which would contribute to the cumulative ADT's. The numbers could be adjusted once those projects are approved through the discretionary process.

The applicant should submit their fair share contribution of \$110,500 to the City of San Marcos (Attention: Peter Kuey) prior to issuance of any building permits. The City will provide a receipt of payment which the applicant may use when obtaining building permits through the County.

The City requests a copy of the conditions of approval for our records.

Please feel free to contact me with any comments and/or questions.

Sincerely,



Peter Kuey  
Principal Civil Engineer  
(760) 744-1050 Ext. 3210  
[pkuey@san-marcos.net](mailto:pkuey@san-marcos.net)