

Gardner, Stephen

From: Gardner, Stephen
Sent: Friday, November 06, 2009 2:48 PM
To: Chaloux, Sandra
Cc: Merrithew, John E..
Subject: RE: Stone Ridge Application

Commissioner Chaloux,

As a follow-up to this and earlier questions, please note the following:

- 1) Regarding your question pertaining to the timing of construction of the powerlines and adjoining residential land bays, construction started on Land Bay A1 (south of Tall Cedars Parkway & east of the powerlines) in 2002 and was completed in mid 2005. Construction started on Land Bay C (south of Stone Ridge Park & east of the powerlines) in 2004 and was completed in early 2006. Construction started on Land Bay D (southern quadrant of Stone Ridge & east of the powerlines) in 2006 and is in progress.

The powerlines were installed beginning in the early 60s (I cannot find exact dates). The 11/12/09 Work Session item contains information regarding spacing from residential units; a cross section is included as Attachment 10.

- 2) Information regarding the value of the public use sites has been included in the 11/12/09 Work Session item (Issue # 9). The Department of Construction and Waste Management will verify the amount noted in the appraisals; this review is currently in progress. Proffer language applicable to the credits is noted in Proffer III.F. (Attachment A-61).
- 3) Regarding your questions about fiscal impact, I would like to ask a clarification question. Does the reference to "fiscal" impact relate to the capital facilities credit discussed above, or are you trying to understand the difference between the approved and proposed phasing?

I hope this helps. Thanks.

Stephen Gardner

From: Chaloux, Sandra
Sent: Monday, November 02, 2009 6:16 PM
To: Gardner, Stephen
Subject: Stone Ridge Application

Stephen,

Can you provide the Commission information about the fiscal impact of the proposed phasing of this application as it relates to what has already been approved? Can you also provide the PC information on how much of a capital facilities bonus the applicant is going to receive for the Park N Ride lot and public use site and when they would get this credit?

Thanks.

Sandra