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Fwd: Growth Scenarios

1 message

The BOSONE <bosone@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Apr 7, 2014 at 7:24 AM

fyi

Cindy Munt

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Board of Supervisors, County of El Dorado
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From: Don Van Dyke <don.a.van.dyke@sbcglobal.net>

Date: Sun, Apr 6, 2014 at 7:39 PM

Subject: Growth Scenarios

To: Ron Mikulaco <bosone@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, Brian Veerkamp <bosthree@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Norma Santiago <bosfive@edcgov.us>

Dear Board -

The whole point of Scenario 2 is to show what the baseline traffic will be with no new approved parcels beyond the already entitled 16,000.

Today there exist 6400 entitled parcels in the rural areas, yet the updated staff report for April 8, shows Scenario 2 as having 8,000 homes in the rural regions. This is impossible— applying the historic build-out rates to these areas, Scenario 2 should show about 4600 rural parcels. This scenario has once again been incorrectly done by staff in spite of meeting with them, explaining all the variables, and providing them with example calculations.

Staff's recommended Scenario 3 assumes the creation of 2414 new parcels in Cameron Park/Shingle Springs, and 1853 new parcels in Diamond Springs. Scenario 3 is not a baseline since it assumes over 4000 new homes that have not been approved.

We need to know what kind of a traffic problem we have with today's approved parcels before we speculate on the traffic created by an additional 4000 homes. A correctly done Scenario 2 is the only one that will provide a proper baseline—and we still don't have it!

We are still not comparing apples to apples.

Thanks,

Don

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