

5/27/2020

Edcgov.us Mail - Fwd: Public Comment Re: Cool Dollar General (20-0640)

PC 5-28-20

Item #4

Julie Saylor <julie.saylor@edcgov.us>

2 pages



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## Fwd: Public Comment Re: Cool Dollar General (20-0640)

1 message

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Planning Department <planning@edcgov.us>  
To: Julie Saylor <julie.saylor@edcgov.us>

Wed, May 27, 2020 at 7:17 AM

----- Forwarded message -----

From: **Kristy M** <kct@juno.com>  
Date: Tue, May 26, 2020 at 10:30 PM  
Subject: Public Comment Re: Cool Dollar General (20-0640)  
To: <planning@edcgov.us>

### To Whom It May Concern:

The proposed plans for the Cool General Retail project do not take into account the angle at which Northside Drive meets CA-49. This driveway is at a steep angle to the highway, and has been a hazard at current traffic levels. Traffic turning in from eastbound CA-49 have to make a sharp turn of greater than 90 degrees (see attached drawing), and vehicles pulled up to the stop sign on Northside Drive are within the turning radius of larger vehicles such as box vans and large pick-up trucks. Upon several occasions, I have seen close calls at this intersection, and have almost been hit by vehicles taking the turn sharply and cutting across the painted lines.

Per Exhibits F and G of the proposed design, no modifications are being included to improve this intersection. With increased personal vehicle and delivery truck traffic, the current intersection angles will lead to increased hazards and accidents, particularly after sunset.

I highly suggest this intersection be re-examined and improvements designed to mitigate the traffic issues already present and likely to worsen with additional vehicle traffic prior to approving this proposed development.

Sincerely,  
Kristy McKay



**Cool General Retail project (Design Review DR19-0006)**

1 message

Sara SK &lt;skpriority@earthlink.net&gt;

Wed, May 27, 2020 at 12:49 PM

To: Planning Department &lt;planning@edcgov.us&gt;

Cc: Evan Mattes &lt;evan.mattes@edcgov.us&gt;, Julie Saylor &lt;julie.saylor@edcgov.us&gt;

May 27, 2020

Re: Cool General Retail project (Design Review DR19-0006)

To the Planning Commission of El Dorado County,

We write to urge you disapprove the design of a proposed huge store on a small parcel on a tiny road in an already compromised and busy intersection in our neighboring and frequently visited community of Cool, California: The Dollar General Store.

According to the parking analysis in the project exhibits, "The volume of traffic generated by variety stores is highest at midday and during the evening commute period. On a daily basis, these stores generate 63.47 trips per ksf. After discount for "pass-by trips", **the proposed project may generate 381 new daily trips** (½ inbound and ½ outbound)." Also, "Project proponents anticipate that 1-2 full size trucks will visit the store each week, although smaller single unit trucks may visit each day." The traffic study acknowledges that large trucks cannot come up the Canyon, so one would expect **even more** smaller unit trucks to visit every day to make up the difference.

The traffic on Hwy 49 at the intersection of Hwy 193 is already extremely difficult to navigate at commute times. Adding 381 new trips PER DAY, plus several trucks EACH DAY, is an unbearable burden to an overcrowded intersection.

"Northside Drive" as named may give a vision of a two- or four-lane boulevard, complete with turn lanes. However, the spit of road under discussion is barely one lane, and must also accommodate traffic to the facing shopping plaza that contains the only US Post office for all the residents of Cool, plus a restaurant and several shops. The narrow lane must also allow access to the RV and storage business farther down the dead-end road. The location is directly across from another shopping plaza that houses small businesses including day care centers, restaurants, shops, and a gas station. It is

already often difficult to turn south from this plaza, which we frequent. All of this is at the top of the Hwy 49 Canyon that backs up during commute times.

While a small business on the parcel could perhaps fit in with its mild increase of traffic, a huge business such as the one proposed completely overwhelms the capacity of the roads and already busy intersections.

It does not matter how pretty the façade or how much they will pay to mitigate the cutting of the oaks to squeeze into the parcel – it is an extremely oversized store for the location, and it should not be allowed to be built there.

We thank the Planning Commission and the members of the Planning Department for your consideration, and for your considerable service to keeping our community navigable and proportionate to the geography of a rural environment serviced by small businesses.

We will do my best to call into the meeting on May 28, but we are each respectively caring for a friend post-surgery and an elderly shut-in parent, so are not sure if we will be able. Please consider this letter to be our spoken voices if we cannot talk with you directly.

Most sincerely,

*Sara Schwartz C.R. Kendall and Timothy C. Kendall*