



KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

Distributed by staff at
hearing.

PC 12-10-15

#3

14 pages

December 9, 2015

Mr. Dan Biswas, VP of Development
SIMONCRE ABBIE, LLC
5111 North Scottsdale Road, Suite 200
Scottsdale, AZ 85250

Dear Mr. Biswas:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide this response to comments letter regarding the Dollar General – Georgetown Focused Traffic Analysis prepared by Kunzman Associates, Inc. (March 23, 2015). Comments were received from Mr. Dennis Smith in a letter dated November 12, 2015 (see Appendix A).

APPELLANT COMMENTS

The Schools Zone crosswalk at its present location as it crosses Main Street presents a multitude of safety issues and property rights issues.

- a. It appears to not be in compliance with the American Disabilities Act (ADA) at both ends of the crosswalk.
- b. Its location in relation to adjoining and converging streets at irregular angles creates safety issue for pedestrians especially for young children.
- c. Signage for compliance with State law has not been upgraded as in other areas within El Dorado County, e.g., Schnell School Street and Broadway in Placerville.
- d. The gradient of the roadway increases the speed of motor vehicles as it approaches the crosswalk which contributes to the cause of motorists who exceed the 25 MPH speed limit which is not complied with and infrequently enforced by law enforcement.
- e. There is no stop sign at this intersection.
- f. The placement of the School Zone crosswalk did not take into consideration a previous existing access to APN 61-292-06, 10t#8 and lot #6, and infringes on the ingress and egress of those commercial lots.

1111 TOWN & COUNTRY ROAD, SUITE 34
ORANGE, CALIFORNIA 92868
(714) 973-8383

WWW.TRAFFIC-ENGINEER.COM

Mr. Dan Biswas, VP of Development
SIMONCRE ABBIE, LLC

December 9, 2015

- g. A Department of Transportation (DOT) Permit #214615 was approved and issued to the property owner for to (2) encroachments to meet current County requirements for these properties. As construction was being implemented the property owner was halted on the approved permit by DOT due to safety concerns with the School Zone crosswalk, costing the property owner to change his contract with contractor and denying him access to lot #8.

Suggestions to help mitigate the above stated issues:

1. Eliminate the School Zone crosswalk from its current location and move it to the westerly side of Harkness Street, to cross Main Street, and tie into the proposed Dollar General Sidewalk, with an improved ADA designed crosswalk with updated signage. This will help eliminate the current congestion and increased congestion when the Dollar General opens its store. This will also give motorists more advanced time to slow down prior to turning left onto Harkness Street. The proposed crosswalk location will be safer for pedestrians because they would start and end in an ADA designed crosswalk for the school, where electricity is available for future implementation of cautionary lighting, and it is a more direct route to the Dollar General store. The Dollar General is proposing to Grant a 25 foot easement fronting Harkness Street to the County and if DOT or Planning would grant funding to extend the sidewalk in the easement, pedestrians would be able to get to the Post Office safely.
2. Another concern is drivers of large trucks and motor vehicles who use the intersection of Harkness and Main Street to make a U-turn. This has caused several accidents and near accidents. A no U-turn sign would eliminate this problem which will only be exacerbated when the Dollar General store opens its doors.
3. By relocating the existing School Zone crosswalk, the ingress/egress issue to APN 61-292-06, Lot Number 8 and Lot Number 6 is resolved.

RESPONSE TO APPELLANT COMMENTS

The existing crosswalk design, maintenance, and compliance with the Americans With Disabilities Act is under the purview of the County of El Dorado. Moving the crosswalk from the north leg of the intersection to the south leg of the intersection would create a conflict with the existing driveway of the residence located on the southwest corner of the intersection. The crosswalk would either directly align with the driveway or be immediately adjacent to the driveway. Vehicles heading southbound on Main Street south of Harkness Street have the opportunity to continue to head south on Main Street or veer to the right on an uphill gradient which takes them off Main Street and onto Orleans Street. The median that splits Main Street from this alternate route is currently landscaped with trees and foliage. Moving the crosswalk to the south leg of the intersection of Main Street and Harkness Street would decrease visibility of oncoming northbound traffic for pedestrians wishing to cross Main Street from the west side of the street to the east side of the street. It would also decrease visibility and response time for motorists heading north on Main Street as they would have less time to identify potential pedestrians crossing from the west side of Main street to the east side of the street. For these reasons, it is recommended that the location of the existing crosswalk remain in place at its existing location.

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Mr. Dan Biswas, VP of Development
SIMONCRE ABBIE, LLC

December 9, 2015

It has been a pleasure to serve your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES, INC.



Bryan Crawford
Senior Associate

#5833c



KUNZMAN ASSOCIATES, INC.



William Kunzman, P.E.
Principal

APPENDIX A

COMMENT LETTER

File Number: DR 14-0005-R/BIA 14-0055 Receipt No.: 29644
Date Received: 11-12-15 Amount: \$200.00

APPEAL FORM

(For more information, see Section 17.22.220 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Dennis Smith
ADDRESS P.O. Box 4471, Georgetown CA. 95634
DAYTIME TELEPHONE 530 333-9669

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

AGENT _____
ADDRESS _____
DAYTIME TELEPHONE _____

APPEAL BEING MADE TO: Board of Supervisors Planning Commission

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

APPROVAL OF AN ACTION item L. School ZONE crosswalk
improvements at the intersection of Main St and Harkness
St. Please see attached APPEAL Letter.

DATE OF ACTION BEING APPEALED _____

Dennis Smith
Signature

November 12, 2015
Date

RECEIVED
PLANNING DEPARTMENT
15 NOV 12 PM 3:28

November 12, 2015

15 NOV 12 PM 3: 28
RECEIVED
PLANNING DEPARTMENT

Dear Mr. Trout:

I am appealing the approval of STAFF LEVEL DESIGN REVIEW/LOT LINE ADJUSTMENT-MERGE/DR14-0055-S/BLA14-0055/DOLLAR GENERAL GEORGETOWN decision item (L) Sidewalk improvements along the project frontage on Main Street and School Zone crosswalk improvements at the intersection of Main Street and Harkness Street, for the following reasons:

The Schools Zone crosswalk at its present location as it crosses Main Street presents a multitude of safety issues and property rights issues.

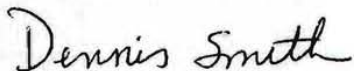
- a. It appears to not be in compliance with the American Disabilities Act (ADA) at both ends of the crosswalk.
- b. Its location in relation to adjoining and converging streets at irregular angles creates safety issue for pedestrians especially for young children.
- c. Signage for compliance with State law has not been upgraded as in other areas within El Dorado County, e.g., Schnell School Street and Broadway in Placerville.
- d. The gradient of the roadway increases the speed of motor vehicles as it approaches the crosswalk which contributes to the cause of motorists who exceed the 25 MPH speed limit which is not complied with and infrequently enforced by law enforcement.
- e. There is no stop sign at this intersection.
- f. The placement of the School Zone crosswalk did not take into consideration a previous existing access to APN 61-292-06, lot#8 and lot #6, and infringes on the ingress and egress of those commercial lots.
- g. A Department of Transportation (DOT) Permit #214615 was approved and issued to the property owner for to (2) encroachments to meet current County requirements for these properties. As construction was being implemented the property owner was halted on the approved permit by DOT due to safety concerns with the School Zone crosswalk, costing the property owner to change his contract with contractor and denying him access to lot #8.

Suggestions to help mitigate the above stated issues:

1. Eliminate the School Zone crosswalk from its current location and move it to the westerly side of Harkness Street, to cross Main Street, and tie into the proposed Dollar General Sidewalk, with an improved ADA designed crosswalk with updated signage. This will help eliminate the current congestion and increased congestion when the Dollar General opens its store. This will also give motorists more advanced time to slow down prior to turning left onto Harkness Street. The proposed crosswalk location will be safer for pedestrians because they would start and end in an ADA designed crosswalk for the school, where electricity is available for future implementation of cautionary lighting, and it is a more direct route to the Dollar General store. The Dollar General is proposing to Grant a 25 foot easement fronting Harkness Street to the County and if DOT or Planning would grant funding to extend the sidewalk in the easement, pedestrians would be able to get to the Post Office safely.
2. Another concern is drivers of large trucks and motor vehicles who use the intersection of Harkness and Main Street to make a U-turn. This has caused several accidents and near accidents. A no U-turn sign would eliminate this problem which will only be exacerbated when the Dollar General store opens its doors.
3. By relocating the existing School Zone crosswalk, the ingress/egress issue to APN 61-292-06, Lot Number 8 and Lot Number 6 is resolved.

I look forward to hearing your decision on these important safety issues and the property rights issue.

Sincerely,



Dennis Smith, Appellant

15 NOV 12 PM 3:28

RECEIVED
PLANNING DEPARTMENT

212697



RECEIVED
FEB 26 2012
EL DORADO COUNTY PLANNING DEPARTMENT

1 FOOT CONTOURS
ELEVATIONS ARE ASSUMED

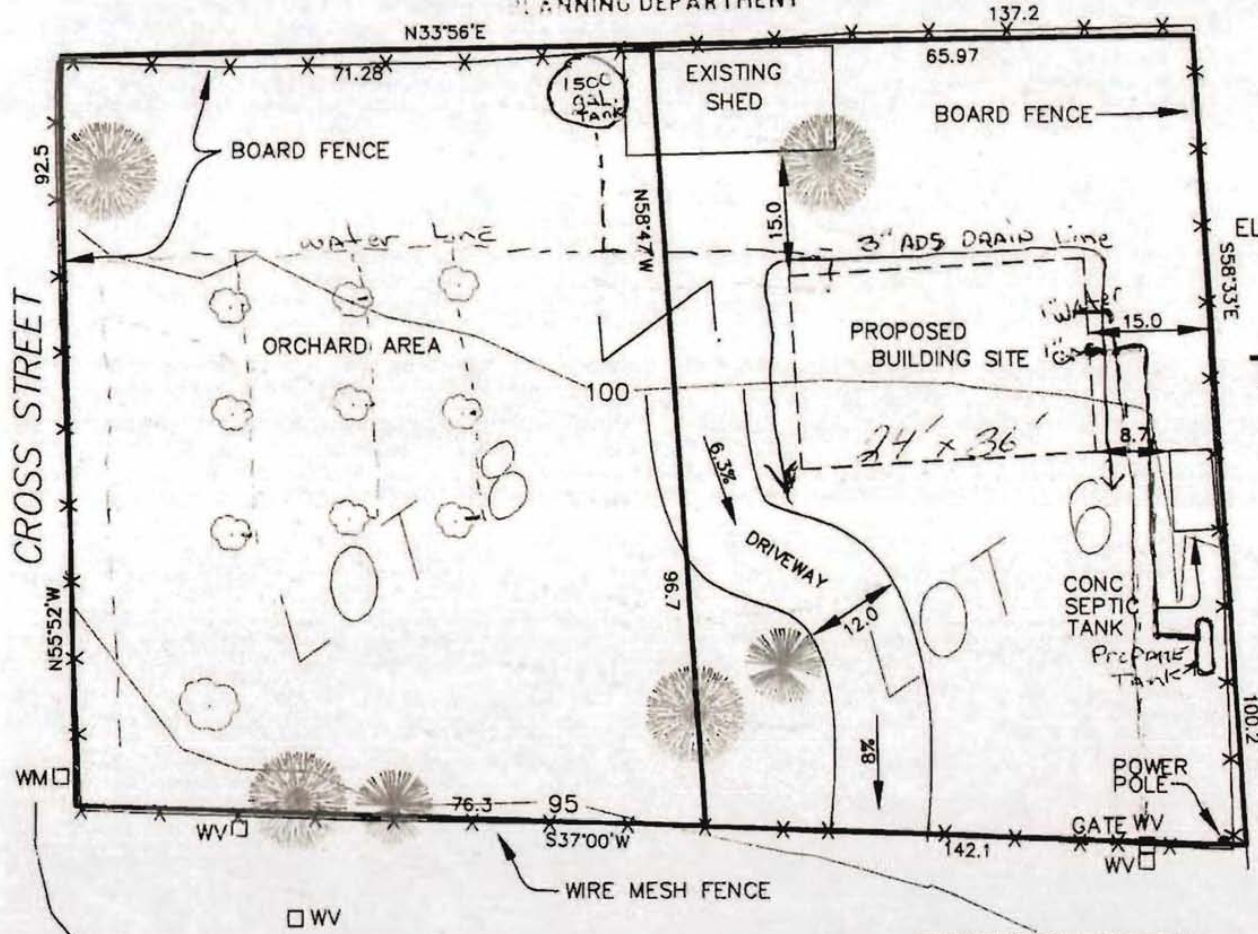
SITE PLAN AND TOPOGRAPHIC SURVEY

SMITH PROPERTY

BEING
LOTS 6 & 8
BLOCK 9
TOWNSITE OF
GEORGETOWN

DEC 2012 SCALE 1" = 20'

APN 61-292-06-00



THE BOUNDARY LINE SHOWN
HEREON IS BASED ON
EXISTING FENCE LOCATIONS AND
THE DEEDS RECORDED IN DOC.
2012-004365-00 AND IN
BK. 462, PG. 511 AND LOTS
6 & 8, BLOCK 9, OF THE
TOWNSITE OF GEORGETOWN

LEGEND

- WM WATER METER
- WV WATER VALVE
- BOUNDARY LINE



1 inch = 20 ft. (IN FEET)



**FANHD Residential Property Disclosure
Reports**

15 NOV 12 PM 3:28

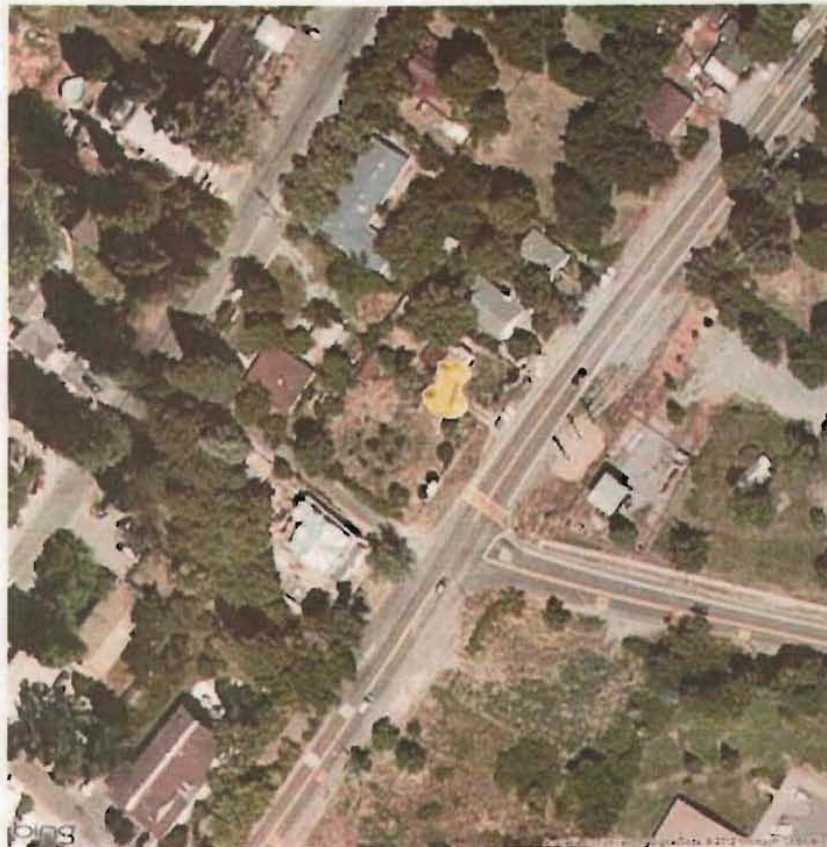
For EL DORADO COUNTY

RECEIVED
PLANNING DEPARTMENT

Property Address: 6331 MAIN ST,
GEORGETOWN, EL DORADO COUNTY, CA
("Property")

APN: 061-292-06-10
Report Date: 07/31/2012
Report Number: 1182484

AERIAL PHOTO COVER PAGE



This map is provided for convenience only to show the approximate location of the Property and is not based on a field survey.

NOTE TO READER: *High-resolution aerial photographs are obtained through periodic surveys by low-altitude aircraft. Surveys are repeated at intervals of several years, and their coverage is limited to populated areas. On rare occasions, the air photo on this page will display a black area, or vacant land where buildings now exist. In these cases, the photo happens to be at the edge of the survey coverage area, or it shows land that has been developed since the time of the latest aerial survey. We apologize for these rare instances, which are beyond our control.*



Address **Harkness Street**
Address is approximate



MS NOV 12 PM 3:28
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Address Harkness Street / Main Street

Address is approximate



15 NOV 12 PM 3:28
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https://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=+&q=6331+Main+Stree... 4/9/2013

Copyright 2006, Airphoto USA, LLC, All Rights Reserved.
This depiction was compiled from unverified public and private sources and is illustrative only.
No representation is made as to the accuracy of this information.
Parcel boundaries are particularly unreliable.
Users make use of this depiction at their own risk.



0 100 200 400 Feet

15 NOV 12 PM 3:28
RECEIVED
PLANNING DEPARTMENT

COMMERCIAL
03/04/2013

ENCROACHMENT NEW

RURAL

11:11:48

EL DORADO COUNTY DEPT. OF TRANSPORTATION

INSPECTIONS: (530) 621-5909

PERMIT: 214615

APN: 061-292-06-1

JOB ADDRESS: 6331 MAIN ST

DIRECTIONS: PG. 135/B4 HWY 193 NORTH TO GEORGETOWN RIGHT ON MAIN ST
SITE ON LEFT ACROSS FROM HARKNESS ST.

APPLICANT: DENNIS SMITH
APPL PHONE: (530) 333-9669
NOTE: STANDARD 103C 2 ENCROACHMENTS FOR CIRCULAR DRIVE

APPL DATE: 02/28/2013
ISSUE DATE: 03/04/2013
EXP DATE: 03/04/2015

CNST TYPE: LOT SIZE: .000 CNTY RD: WDID:

SPECIFIC USE	TYPE	AREA	SPECIFIC USE	TYPE	AREA
ENCR 103 C	-				

INSPECTION	DATE	INSPECTOR	INSPECTION	DATE	INSPECTOR
ENCROACHMENT					
71. SUBGRADE					
80. PRE-CON					
81. ROCK GRADE/FORMS	8/16/13	DA			
APPROVALS					
102. PERMIT FINAL	8/19/13	DA			

15 NOV 12 PM 3:29

RECEIVED
PLANNING DEPARTMENT

ORIGINAL - PAYEE'S COPY
COUNTY OF EL DORADO

No 941489

Date 2/28/13

Received from Dennis Smith

two hundred seventy three Dollars \$ 273.00

For enc 214615

Cash

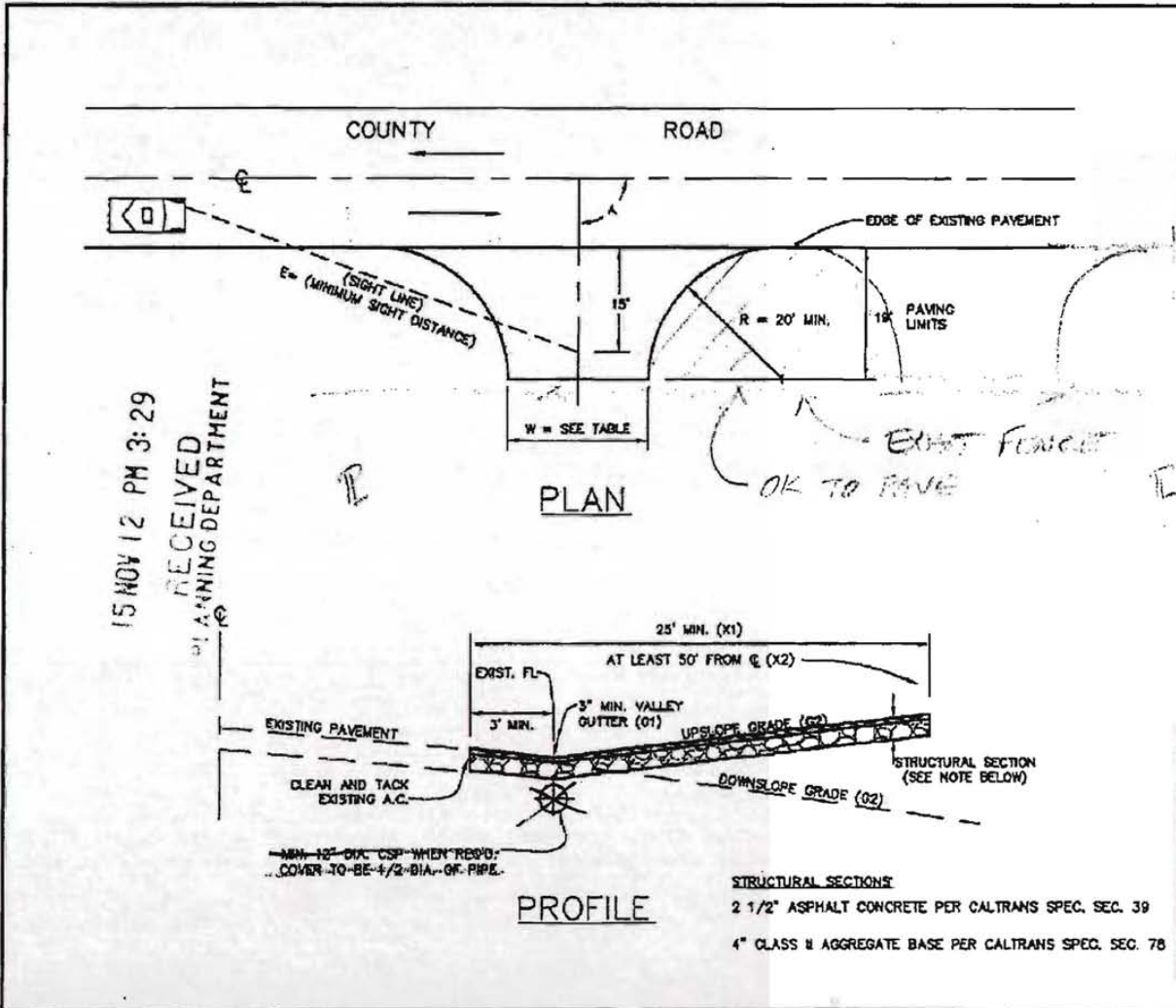
By SW

Check

Department DOT

FORM # AU-001

PERIODIC INSPECTIONS MAY BE PERFORMED ON YOUR PROJECT TO CHECK THE PROGRESS OF WORK



15 NOV 12 PM 3:29
 RECEIVED
 PLANNING DEPARTMENT

EXIST FENCE
 OK TO RAVE

DRIVEWAY CLASSIFICATIONS

MINOR COMMERCIAL/INDUSTRIAL

A	90'
E	10 TIMES THE OPERATIONAL SPEED OF TRAFFIC
G1	3" DOWN FROM E.P.
G2	5% MAXIMUM
W	35 FEET
X1	20 FT. (25' COLLECTOR)
X2	35 FT. (50' COLLECTOR)

MULTI-UNIT RESIDENTIAL LOCAL RD.

A	90'
E	10 TIMES THE OPERATIONAL SPEED ON THE HIGHWAY
G1	3" DOWN FROM E.P.
G2	5% MAXIMUM
W	24 FEET
X1	20 FT. (25' COLLECTOR)
X2	35 FT. (50' COLLECTOR)

SINGLE UNIT RESIDENTIAL (ARTERIALS AND MAJOR COLLECTORS)

A	90'
E	300 FT. MINIMUM
G1	3" DOWN FROM E.P.
G2	5% MAXIMUM
W	24 FEET
X1	20 FT. (25' COLLECTOR)
X2	35 FT. (50' COLLECTOR)

NOT TO SCALE

STRUCTURAL SECTIONS
 2 1/2" ASPHALT CONCRETE PER CALTRANS SPEC. SEC. 39
 4" CLASS II AGGREGATE BASE PER CALTRANS SPEC. SEC. 78

GENERATED	REVISIONS	APPROVED:
NO.		<i>Scott Child</i>
DATE 04/03/90		DIRECTOR OF TRANSPORTATION
DESIGNED TMA		<i>Frank P. ...</i> C53427
CHECKED JM/SR/BS		SENIOR CIVIL ENGINEER P.E. NO.
APPROVED SKP		

EL DORADO COUNTY
 DEPARTMENT OF TRANSPORTATION
DESIGN STANDARDS



DRIVEWAY CONNECTIONS
 MINOR COMMERCIAL/INDUSTRIAL
 (WITHOUT CONCRETE CURBS AND GUTTERS)
 MULTI-UNIT RESIDENTIAL
 SINGLE UNIT RESIDENTIAL
 (ARTERIALS & MAJOR COLLECTOR)

STD. PLAN
103C

PC 12-10-15
#3

Charlene Tim <charlene.tim@edcgov.us>

I OPPOSE DOLLAR GENERAL

Melissa Hiatt <lissalaroo@yahoo.com>

Wed, Dec 9, 2015 at 10:53 PM

To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Please make it known to the planning commissioners that I oppose the Dollar General Store being approved for Main Street, Georgetown, Ca. This location is not conducive to the cinder block, box shaped design of a big store like Dollar General. Main Street is historic buildings with character, not Dollar General.

I plead with the commissioners to visit the location and look at the layout and the surroundings before they make any decision. There are other locations within a few miles that would be more fitting for such a store.

Thank you,

Melissa Hiatt