

Nick Makris

From: "Stephen Bowser" <skbows@sbcglobal.net>
To: "Nick Makris" <nick@mcn.org>
Sent: Saturday, February 21, 2009 10:12 PM
Subject: Re: Caltrans Encroachment

Nick,

Sounds good to me. Once you are ready just let me know what all you need from me and I will get you a proposal. You will need to make sure the surveyor is ok with giving out the topo in autocad format and find out what version he has.

Thanks
 Steve Bowser

From: Nick Makris <nick@mcn.org>
To: Stephen Bowser <skbows@sbcglobal.net>
Sent: Saturday, February 21, 2009 1:08:14 PM
Subject: Re: Caltrans Encroachment

Looking carefully, it appears that 30' or slightly less may be best. I will be in touch, just as soon as I can get a statement for the County from the Biologist. He needs to have normal rainfall to make a statement. I still have to get my well in so as you can see, there is nothing simple about this project.

I'll be in touch,

Nick

----- Original Message -----

From: [Stephen Bowser](#)
To: [Nick Makris](#)
Sent: Monday, February 16, 2009 6:26 PM
Subject: Re: Caltrans Encroachment

Nick,

The location that I faxed you has to the north a clear view 250' and the brush off the highway to the west around the curve isn't a problem. As you are looking north there are trees on your side in which the canopy is in the line of sight but the trees are pines and can have the limbs trimmed up high. Of course the topo does not show low brush or small trees which may need to be removed so that looking north you have a clear shot. I did not go to the location to look in both direction so I can't say for certain what may be in the way.

Looking to the south there are a number of small trees within the state right-of-way which may need to be removed so that you can see from your driveway the cars coming northbound. There is also the 25 mph sign and maybe limbs from the large Cypress. My suggestion is go out to the approx. location, approx 39' from the Cypress tree north, and 13' off the pavement edge to the east and look to the south and north and see what you think are obstructions to a clear line of site. At the 13' distance you will also be about 2' below the existing ground to the proposed pavement.

Thanks,

Steve

From: Nick Makris <nick@mcn.org>
To: Stephen Bowser <skbows@sbcglobal.net>
Sent: Monday, February 16, 2009 1:51:38 PM
Subject: Re: Caltrans Encroachment

Steve, are you comfortable with that design being approved? I'm assuming that nothing much needs to be removed from the neighbor's property or the right of way to the South, but, quite a bit of brush, etc. along the right of way to the North - is that correct?

I'm aware that Caltrans has given the guy building the 2 new homes, just to the South, a hard time over a couple of small pine trees in the right of way and in front of one of the two homes. Don't need that and I'm inclined to remove anything that looks like that, in advance and before any final drawings are submitted. Did you notice anything in particular in that regard?

Many thanks again,
 Nick

|----- Original Message -----

From: [Stephen Bowser](mailto:Stephen.Bowser@sbcglobal.net)
To: [Nick Makris](mailto:nick@mcn.org)
Sent: Monday, February 16, 2009 12:45 PM
Subject: Re: Caltrans Encroachment

Nick,

Take a look at the location I just faxed you. I moved it more north to get past the tree and the Caltrans 25 mph sign.

Thanks,
 Steve
 478-8997

From: Nick Makris <nick@mcn.org>
To: Stephen Bowser <skbows@sbcglobal.net>
Sent: Monday, February 16, 2009 8:33:21 AM
Subject: Re: Caltrans Encroachment

Hi Steve, no split and the county shouldn't require anything because I won't be moving much dirt. I want to pursue this with you, but I need to line up a couple of ducks - one is the well that I need to build on the upper part of the parcel. What is the likelihood of moving the encroachment somewhat north to mitigate the large cypress in the sight line?

Nick
 875-9249

|----- Original Message -----

From: [Stephen Bowser](#)
To: [Nick Makris](#)
Sent: Sunday, February 15, 2009 10:26 PM
Subject: Re: Caltrans Encroachment

Nick,

Well it's not what the book says but you at least have it in writing from him. Do you plan on only having a single residence as he mentions? The 385' would not work at that location if you are looking at splitting the parcel.

For doing the driveway which would include the layout, grading, centerline profile, exhibit showing the sight distance, my site observation and a erosion control plan the engineering costs would be approx. \$850-\$950. I would need to have the topo in autocad and with the Caltrans standard driveway approach I need to show the driveway for a distance of 33' from the existing edge of pavement. The topo limits just barely covers that. Since you are near the top of the hill you won't need a culvert and I shouldn't need to do any hydrology/drainage. Have you been to the County to see if they require anything from you on doing the entry?

I'll still fax you the material in the morning.

Thanks,
 Steve

From: Nick Makris <nick@mcn.org>
To: Stephen Bowser <skbows@sbcglobal.net>
Sent: Sunday, February 15, 2009 1:31:00 PM
Subject: Re: Caltrans Encroachment

According to Dave, the 35MPH site distance is 250' for a single family residence - here is his email.....

----- Original Message -----

From: "David Dowdy" <david_dowdy@dot.ca.gov>
 To: "Nick Makris" <nick@mcn.org>
 Sent: Thursday, October 30, 2008 1:29 PM
 Subject: Re: Bodega Bay parcel - possible driveway/encroachment

> If the property is to serve a single family residence, the sight distance
 > for 35 mph is 250 ft. If the property is to be developed into a minor
 > subdivision with a public road approach, the corner sight distance is 385
 > ft. In addition to the corner sight distance you are also required to
 > obtain the stopping sight distance of 250 ft which is the same for a
 > private approach and public approach. Your layout indicates a distance of
 > 315 ft. This location is not likely going to satisfy a public approach but
 > might work for a private driveway. You should probably have an engineer
 > analyze the corner and stopping sight distances for you according to the
 > Caltrans Highway Design Manual.
 >
 > Dave Dowdy
 > Caltrans/District 4 permits
 > Northern Sonoma/Napa Counties

> 4030 Occidental Rd. Building A
 > Santa Rosa CA, 95401
 > Tel. (707) 576-2857
 > <http://www.dot.ca.gov/hq/traffops/developserv/permits/>

----- Original Message -----

From: [Stephen Bowser](#)
To: [Nick Makris](#)
Sent: Sunday, February 15, 2009 1:24 PM
Subject: Re: Caltrans Encroachment

Nick,

Did Caltrans, due to the curves to the south and north which have a 25 mph limit, reduce your sight distance requirements for using a 25 mph speed versus the 35? From your driveway you are required to be able to see a car in each direction and also for them to see you the 385' distance I quoted you. I will fax you the Caltrans spec in the morning. I will also send you a small scaled drawing showing you the position of your car at the future driveway and the distances to the north and south. From the 60" Cypress looking north you would have the 250' sight distance. If the neighbor allows you to remove the tree you would have the 250' looking south as well.

Thanks,
 Steve

From: Nick Makris <nick@mcn.org>
To: Stephen Bowser <skbows@sbcglobal.net>
Sent: Sunday, February 15, 2009 7:40:34 AM
Subject: Re: Caltrans Encroachment

Hi Steve, according to Dave Dowdy (Caltrans) the stopping site distance and the site distance for a single family dwelling is 250'. I'm a bit confused about the reference to "looking South" - the nearest turn in the highway occurs about 275' to the North and there is no nearby turn to the South. The property is located on the East side of the Highway so as you exit the proposed driveway, South is to your left. There are a number of alternatives to the tree, which include removing it. We could also mitigate it's presence by moving the driveway a bit to the north. My fax number is the same as my voice number - 875-9249, just press start.

Many thanks,
 Nick

----- Original Message -----

From: [Stephen Bowser](#)
To: [Nick Makris](#)
Sent: Saturday, February 14, 2009 10:22 PM
Subject: Re: Caltrans Encroachment

Nick,

I was able to go out to the site this afternoon and had a couple of questions. Have you met with

Caltrans at the site? If you have what was thier comments to you? For a 35 mph speed limit a car turning from the driveway needs to be able to see a car coming towards the driveway for a distance of 385'. The location of the car in the driveway per Caltrans standards is 13' minimum from the edge of the edge of roadway which is the white line. Looking from the location of the proposed driveway south you would have the 60" Cypress tree blocking your view. Looking to the south the curve of the highway starts about 150' from the Cypress tree and there is bushes & trees on the west side of the highway so you would not have the required site distance. So it appears that you can not meet the Caltrans standard sight distance requirements.

You can call me tomorrow at 478-8997 to discuss. I have the Caltrans standard design sheets that shows the diagrams and I would be able to fax them to you. Just give me your number where I can fax them.

Thanks,
Steve Bowser

From: Nick Makris <nick@mcn.org>
To: Stephen Bowser <skbows@sbcglobal.net>
Cc: Rich Popek <RichPopek@hotmail.com>
Sent: Tuesday, February 10, 2009 7:02:32 AM
Subject: Re: Caltrans Encroachment

Sorry Steve, here is a drawing that I used with PG&E and Caltrans when trying to line up the ducks on this project. The existing driveway is shown on the right just before the curve and is in a similar location on the TOPO (upper part of the drawing, just left of the "Wharf Hydrant" reference). The new encroachment is destined at the location just right of the reference "60" Cypress" - that dark line is one corner of the property. Effectively, the new driveway will be about 200' South (left) of the existing driveway. Hope this helps, if you need anything else, just let me know.

CC to Rich Popek,

Many thanks,
Nick

+--- Original Message ---+

From: [Stephen Bowser](#)
To: [Nick Makris](#)
Sent: Monday, February 09, 2009 6:29 PM
Subject: Re: Caltrans Encroachment

Nick,

Got your plan and see a number of driveways. The plan doesn't indicate your parcels. Is it the one with the long driveway? How far do you plan on moving the driveway? To the north is the curve so site distance will be an issue. Plus I believe they typically have a distance requirement between driveway and also roads. I will most likely need to go out to the site and take a look before I can give you a price which I won't be able to do til the weekend most likely.

Thanks,
Steve Bowser

From: Nick Makris <nick@mcn.org>
To: Steve Bowser <skbows@sbcglobal.net>
Cc: richpopek@hotmail.com
Sent: Monday, February 9, 2009 1:21:25 PM
Subject: Caltrans Encroachment

Hi Steve, attached is the PDF I referred to - the APN's involved are 100-210-056 & 100-210-057 which make up a single legal parcel.

Perhaps you can give me an estimate to finalize the drawing and to obtain the permit from Caltrans.

CC to Rich Popek

Many thanks,
Nick
875-9249