

PARADISE RANCH ESTATES ROAD ADVISORY BOARD

Meeting Summary for January 9, 2016

- Report on dirt road projects.
- Drakes View pothole patching.
- Planning for repaving of Drakes View.
- Miscellaneous road signs.
- More below. . .

Minutes of Meeting January 9, 2016

The Paradise Ranch Estates Road Advisory Board met on January 9, 2016, at the Ongerth residence in Paradise Ranch Estates. The meeting was attended by John Levy, Board President, and Board members Mike Ongerth, Tamia Marg Anderson, Ed Stetson, Elizabeth McManus and Ken Drexler, Secretary. Susan Fisher, IRA President, and Ron Bennet also attended.

1. Unpaved Roads. Mike Ongerth reported on recent work on the dirt roads: In late November Bob Lewis finally came to Paradise Ranch Estates to do the summer dirt road work authorized in June. This work included ditch clearing and restoring water bars among other things. Although it was interrupted by rain, it was completed in December sufficient to meet the terms of the original contract. In addition, while Bob and his equipment were in PRE, he also replaced a broken drop box on East Robert, added drain rock to the road surface on Dover, Douglas, Sunnyside, Pinecrest and West Robert and installed four half-width water bars to divert water running down wheel tracks into the roadside ditches and installed rip rap at one location on Douglas.

Ron Bennet noted that the drain rock that had been applied had not stayed in place and said that a roller should have been used to fix it in place. Mike explained that the need to add drain rock arose after Lewis and his equipment were already in PRE without his roller. Susan Fisher asked that more detail on the road work be posted on the PRERAB website or on nextdoor.com.

Mike observed that given the expected rain this winter, additional work on the dirt roads may be needed during the winter. As an example, he mentioned the need for new drop boxes on Dover between 61 and 91 and on Douglas north of No. 7.

Tamia Marg Anderson commented that two of the three chunks of concrete which have been on Sunnyside at Behr Lane had been pushed off the road by Lewis. The third

chunk remains beside Sunnyside road. She suggested that all three be moved to below the culvert which carried water from Behr Lane under Sunnyside so they would deflect the water flowing from the culvert. Mike said that Bob Lewis would have done this but, when he was out, he did not have the needed equipment in PRE.

Mike observed that the work on the roads in 2015 had been affected by two new developments: (1) The County's guidelines on when the Road Board could use a sole source without seeking multiple bids had dropped from \$25,000 to \$15,000 and (2) new state rules governing government contractors imposed new restrictions on who could bid on a do work of the road. Together these new rules have reduced the flexibility of the Road Board in the recommendations it could make to the County for road maintenance. (All of the road maintenance funds are controlled by the County.) Mike said that these rules might force the Road Board to use contractors who were not now familiar with the roads in PRE.

2. Drakes View Patching. Mike reported on efforts to have the potholes on Drakes View patched. He said that he had twice called Lunny Grading and both times was told that they were booked. Mike noted that with the passage of time his earlier markings on the pavement had faded would need to be renewed and that new potholes needed to be marked. In response to a question, Mike said that the patching work could be done in the winter if there was a three week dry period. Finally, Mike said that he now had the names of three contractors which he would contact: Lunny, Nerviani, and McClellan.

3. Repaving Project Planning. John Levy said that he and Liz McManus were now preparing a high level description of the project to repave Drakes View. John noted that the work would also involve new paving on Drakes View from No. 379 to Elizabeth Place, the extension of the aprons on side roads and the paving of the top of East Robert below the intersection with West Robert. Liz agreed to head up the repaving project.

4. Trees and Vegetation Management. Tamia said that Christie Neil of the Marin County Fire Department contacted Jordan Reeser of the Point Reyes National Seashore about improving the fire safety clearing at the end of Sunnyside along PRNS property. This work was done with the help of the PRNS crew. Christie also facilitated a meeting between PRNS and PG&E to address the dangerous situation of power lines threatened by a thick diseased pine forest on PRNS land between Elizabeth and Sunnyside. Christie arranged for the MCFD's Tam Fire Crew to cut and chip some roadside fuel further along Sunnyside. Tam Crew also worked with Rip Goelet on improving the clearance on his private road which he agreed could be used as an emergency-only evacuation route. Tamia talked to Christie about other work in PRE including on the PRNS side of Lower Dover. It is unclear how much of this work will be done because the Tam Fire Crew will be spread thin with other work throughout Marin County until they are laid off at the end of February.

Finally, Christie said the MCFD had prepared a draft map of the emergency exit routes out of PRE for the use of anyone living or staying in PRE.

5. Signs. Sue Fisher said that she had a “Fire Danger” sign and would give to the Road Board for installation next summer. Tamia said that she had talked to Richard Blair about doing the graphics work for signs on East and West Robert. John said that the Road Board would put a “Fire Lane - No Parking” sign on Sunnyside below the Gordon Bennet property. Mike said that he had and would put a “Private Road - No Exit” sign on Dover at its intersection with Lower Dover. He also noted that the “Slow - Restricted Vision” sign on Douglas near the road base pile had fallen down and needed to be restored. Ed Stetson agreed to do this.

6. Oversight of Contractors. Mike noted that he was the principal Road Board member overseeing work on the dirt roads and asked who would cover this essential task if he were unable to handle this work. Ron said that he would be willing to help and noted that he had experience maintaining a dirt farm road. Mike welcomed his offer of help.

7. Road Board Membership. Given Ron’s offer to help Mike with overseeing work on the dirt roads, the members asked if he would join the Road Board. Ron agreed. As to membership on the Road Board, John reported that Diane Harley had left the Board but had asked that she continue to be copied on Road Board emails.

NEXT MEETING: The members tentatively set its next meeting for Saturday, March 5, 2016, at the Ongerth residence.

KD 1/19/2016