

PARADISE RANCH ESTATES ROAD ADVISORY BOARD
and IRA-PRERAB PAVING TASK FORCE

Meeting Summary for March 2, 2019

- Permanent Road Division Finances.
- Status of ILS on Paving Project.
- Emergency Road Work.
- Upcoming Road Work
- Vegetation and the MCFD.
- More below. . .

Minutes

Paradise Ranch Estates Road Advisory Board

March 2, 2019

The Paradise Ranch Estates Road Advisory Board and the Paving Task Force met on March 2, 2019, at the Ongerth residence in Paradise Ranch Estates. The meeting was attended by Mike Ongerth, Tim Stanton, Tamia Marg Anderson, Ron Bennett, Randy Merk, Julie Merk and Ken Drexler, Secretary. David Rempel and Hal Wahlborg also attended. Ken Drexler led the meeting.

1. PREPRD Finances: Ken reported briefly on the finances of the PRE Permanent Road Division (PREPRD), the governmental agency that holds the property tax funds collected from owners in PRE. On June 30, 2018, the Permanent Road Division had about \$260,000. Since then expenditures on maintenance work and the paving project have reduced the balance to about \$168,000.

For the last two months, Ken explained that the Road Division's ability to access Road Division funds has been constrained by Marin County's system for budgeting: Each spring, the County identifies an amount authorized for expenditure from its accounts. In recent years the amount authorized was done by DPW without consulting with the Road Advisory Board. In January, Michael Frost in DPW advised the Road Advisory Board that all of its authorized funds for fiscal year 2018-19 had been used. Michael offered to request that the Board of Supervisors increase the expenditure limits for PREPRD. His request for an additional \$83,000 in authorization was heard by the Board of Supervisors on January 26th and granted. As a result, the Road Advisory Board again has funds available to pay for needed road maintenance.

2. Paving Task Force: Ken Drexler reported that the IRA-PRERAB paving task force met on February 23rd to review an ILS draft of the project for repaving in PRE. After the meeting the Task Force send several pages of comments and requests to ILS asking that the report be supplemented with additional details of the proposed work. The objective of these requests from the Task Force is to move the draft toward a proposal that could be presented to the residents in PRE at a meeting concerning repaving project.

During the discussion on this item, a member asked if the work would include culverts. Mike Ongerth replied that the project may include both the replacement or extension of some culverts and the installation of drop boxes.

3. Emergency Road Projects: Mike Ongerth provided a comprehensive report on the impacts the recent heavy rain in PRE has had on the roads. (Ron Bennett noted that PRE had received 5.5 inches of rain in the five days before the meeting.) Here is a list of the emergency projects needed to address the effect of the rain:

Douglas Shoo Fly. During the recent storms there was an additional slide on the hillside below Douglas where the shoo fly and hay bales had been installed. The new slide was slightly south of the initial slide several months ago. Just south of the new slide, at the edge of Douglas were three trees which leaned toward the slide. To prevent these trees from falling and tearing up the road and enlarging the new slide, the Board obtained authorization to cut the trees.

Douglas Slide. Near the gabion wall on Douglas a cone of debris slid from above onto the road, partly blocking it. To restore traffic past the slide, the Board obtained authorization to have the slide material removed.

Lower Dover Phone Line. For a week or more a fallen tree had been laying on top of the telephone line above the house on Lower Dover. The Board requested and was authorized to have a contractor remove this tree.

Trees Near Dover No. 21. On Dover opposite No. 21 there is an outcropping above the road with nine dead and dying tan bark trees on it. Because the falling of these trees would block Dover with debris, the Board obtained authorization from DPW to have the trees removed.

Drop boxes and Culverts. In addition to the emergency work described above which was authorized by DPW, the recent storms caused a build up of debris in drop boxes and culverts at No. 20 Drakes View, East Robert at Baywood, Sunnyside at Nos. 19, 80 and Behr Lane, 100 Douglas and at No. 21 Dover on both sides of the area where the trees were removed. The Board intends to seek authorization to have this work done.

East Robert-Slides. Traffic on East Robert from Baywood to the area of the first three canyons has been affected by material which has slid onto the road. In addition, the road surface in this area is muddy and slippery. Mike recommended that the slides be cleaned up and that road base or gravel added to the road. The Board will seek authorization to have this work done.

Inverness Gardening Service has done or is expected to do all of the above work.

4. Pending Road Projects: Mike detailed the following road needs in addition to the emergency work described above:

Sunnyside from Drakes View to Behr Lane. There are water ruts and potholes which will need to be graded. Also water bars along this stretch need to be restored to channel water off of the road surface.

East Robert between 10 East Robert and No. 30. The water bar in this flat stretch of East Robert needs to be restored.

Dover from the Lower Dover intersection and No. 61. The potholes in this area need to be addressed.

Lower Dover. The water bar on the lower dirt section of Lower Dover needs to be replaced and the gully in the road above the intersection with Douglas needs to be addressed.

Drakes View No. 379 to Elizabeth Place. The potholes in this portion of Drakes View that need to be addressed.

Drakes View Turnout near Green Gate. The turnout at the top of this dead end section is muddy and needs to have gravel added to it.

Sunnyside: Potholes before No. 190. Road base or gravel needs to be added to reduce the potholes.

Drakes View: Asphalt potholes at lower end. These potholes need to be fixed before summer or they will get worse.

5. Dead and Dying Trees: Mike recalled that at the January meeting he had identified 19 dead and dying trees which endangered the road, including three on Baywood and 15 on Douglas, including a live oak near 50 Douglas. He reported that although several of these trees had fallen or been cut down as part of the emergency work, additional dead or dying trees had been identified. As of the meeting he said there

were at least 23 trees which needed to be cut. For the project to proceed, it will be necessary to notify potential contractors and conduct a bid walk with them.

6. MCFD Clearance Work: Tamia Marg Anderson said that she was working on a project to respond to the letter the Road Advisory Board received from the Marin County Fire Department. She explained that the Department would like to have ample clearance on either side and above the roads for fire engines to pass through the neighborhood. This led to a discussion of how the clearance needed was measured: from the road edge, from the centerline or some other way. Also there was a discussion of how the clearance work should take into account fences, trees and other objects at the road edge. There was a consensus that the Road Advisory Board needed a clearer understanding of what clearance the MCFD required.

Tamia noted that before any clearance work proceeded, residents should be advised by a letter which described the proposed work and what roads were involved. She said that she was drafting such a letter. The letter would also invite residents to do the trimming along their road frontages. She suggested that the project was likely to be large enough that a bid walk for contractors would need to be held.

During discussion of the clearance work, Mike asked whether the clearance work should or could be combined with the dead and dying tree work. He also asked whether the piles of cut limbs that some residents had piled adjacent to the roads should be shredded as part of one or the other projects.

7. IRA Issues: Tim Stanton, President of the Inverness Ridge Association, reported that the IRA was pursuing qualification of PRE as a FireWise community.

8. Miscellaneous: Toward the end of the meeting, Mike suggested that each Spring the Road Advisory Board should set a tentative budget for the upcoming fiscal year and communicate it to the County for consideration its budgeting process. In addition, Randy Merk suggested that the Board have a “capital budget” for such things as needed gabion walls. Mike agreed that this would be useful.

Next Meeting: PRERAB members tentatively set its next meeting for May 4, 2019, at 9:30 a.m. at the Ongerth residence on Sunnyside.

KD 3/12/2019