

PARADISE RANCH ESTATES ROAD ADVISORY BOARD

Minutes of Meeting
January 24, 2010

The Paradise Ranch Estates Road Advisory Board met on January 24, 2010, at the Ongerth residence in Paradise Ranch Estates. The meeting was attended by Harvey Freed, Chair, and members Mike Ongerth, John Levy, Tamia Marg Anderson and Tim Edwards. Ken Drexler, Secretary, also attended.

1. Road Conditions: Mike Ongerth reported that in the week before the meeting, Bob Lewis had cleared the culvert at the narrows on Sunnyside above No. 32, removed material which threatened to wash on to Sunnyside from the driveway at 25 Elizabeth Place, cleared the ditch on Sunnyside from No. 190 to the end of the road and had cleared about one-half of the ditch and culvert clearing needed because of the winter rains.

On Lower Robert the area between the first and second canyons continues to be soft and slippery. John Levy said conditions were worse than before because the road was not draining. He said that it appeared that the roadside ditch did not have enough slope to carry the water away and the material added to the road surface last summer had too many fines. Mike said he had asked Lewis to address the current conditions by scraping that portion of Lower Robert so as to slope it to help water drain off the road surface.

Mike said that this summer, Lewis plans to dig out the area between the first and second canyons on Lower Roberts, add drain rock, cover it with fabric and then restore the road surface. These steps are designed to provide better drainage. Mike noted that repair efforts in the area are constrained by the presence of red legged frogs, an endangered species.

By Mike's count, Drakes View has now lost 35 to 40 of its centerline reflectors. When the Board considers the spring road work, Mike will suggest that they be replaced.

2. Water Bar Warning Signs: To deal with water flows on the dirt roads, Lewis has recently installed water bars on Lower Roberts at No. 10, on Upper Roberts, Lower Dover, Dover-Douglas intersection and on Douglas at No. 50. One of the members noted that the water bar on Lower Roberts was abrupt. Mike said that he

would ask Lewis to lower it.

The Board noted that none of the water bars mentioned above have warning signs adjacent to them and decided that warning signs should be added. The signs will consist of a post placed adjacent to the water bars with two warning signs mounted back to back. (The water bar on beyond No. 90 Dover will not be signed.)

3. Road Signs: A member suggested that there were several places in the road system where a stop sign might improve safety. These included the intersections of Drakes View and Sir Francis Drake, Sunnyside and Drakes View, Douglas and Drakes View, Lower Robert and Drakes View. Some have stop signs now; others do not. Mike said that he would identify where stop signs were located now and where a sign might be needed.

A member noted that the name "Lower Dover" had created confusion for delivery people and others. This led to discussion about whether a less confusing name should be chosen for the connector between Dover and Douglas and, if so, what name should be chosen, how the change would be made and the effect on residents. All of these questions were deferred to a later time.

To increase its visibility of the sign on Drakes View at the Douglas intersection reading "To Sunnyside, Dover", the Board decided to move it to the left side of Drakes View.

4. Asphalt Repairs: Mike noted that potholes were developing on Drakes View from Sir Francis Drake to No. 23 and from No. 100 and the 10 MPH curve. He said that he would contact Ismael of the Inverness Gardening Service about repairs.

Mike also noted that on Lower Robert an asphalt section, approximately 30 feet long by 10 feet wide, is alligatoring. Mike said he would have Ismael look at this area also and recommend what could be done to fix it.

Mike expects that any needed asphalt work will be done in April and May when the weather is better and the temperature is warmer.

5. Sudden Oak Death Hazard Trees: Harvey Freed reported that he had spoken to former Fire Chief Mike Meszaros about the availability of \$26,000 in federal funds for use this year to remove vegetation that could threaten the community

during a wildfire. This could include trees which have died from sudden oak death or other pyrophytic vegetation. Mr. Meszaros said he was willing to facilitate an application for these funds and asked if there was someone from PRE who could write a funding request. Tamia Marg Anderson said that she would look into it.

[Late Note: Laurie Stetson from the IRA Board has taken on the coordination of a funding request as well as looking into the availability of other grant money from the California Firesafe Council.]

6. Drakes View Water Flows: Harvey observed that during rains there was substantial flow of water from the bulletin board down Drakes View to the culvert near No. 20 Drakes View. This flow carried rocks and debris which tended to block the culvert intake at No. 20. Harvey's observation prompted a discussion of at least four other places on the lower portion of Drakes View where water flows down the road were creating problems. During discussion Board members noted various practical and legal issues which would have to be resolved if the Board were to consider diverting these flows off the road.

To deal with the flows that Harvey had described, Mike said that he would ask Lewis to pay particular attention to the culvert adjacent to No. 20. He also suggested that the regular checking of culverts should be included when the spring road work is discussed.

7. PREPRD Finances: Ken Drexler reported that as of the start of 2010, the Paradise Ranch Estates Permanent Road Division account had an approximate balance of \$74,000 plus the taxes collected since July 1, 2009. (This total includes both the funds used for maintenance of the 8+ miles of roads in PRE and a reserve for problems such as the slip outs on Lower Robert and Dover.)

Someone asked whether a vote was needed to renew the parcel tax which pays for vegetation management. Ken said that he would check and report.

[Answer: An opinion of County Counsel, dated 8/13/2001, says that a parcel tax adopted by a vote in a road division does not need to be renewed every four years.]

8. Road Impact Fee? Harvey was asked by the IRA Board at its January meeting if it would be possible for PREPRD to

charge a impact fee to reimburse PREPRD for extra road wear caused by construction-related traffic in PRE. Ken suggested that the issue was a legal one and that it turned on the Road Board's ability to show damage caused by such construction travel and to quantify its cost. He said he recalled that the Road had received some advice from County Counsel on this topic several years ago and said he would look for a copy. John suggested that imposing such a fee would be unwise and that the Road Board should welcome such construction and the resulting increased property values. (The property tax funds received by PREPRD for the maintenance of the roads depend directly on property values in PRE.)

9. Miscellaneous: John noted that duff had been building up on the edges of Drakes View and suggested that it be cleared by a joint Road Board - Inverness Ridge Association work party when the weather gets better.

Tim Edwards reported that the minutes of PRERAB's recent meetings were now on invernessridge.net, the IRA website.

Harvey reported that at the January IRA Board meeting, questions were raised about the vulnerability of portions of the roads to slipping down the hill and what PRERAB was doing about it. Harvey said that PRERAB monitor vulnerable areas and initiate repairs and the placement of warning signs as needed. In its discussion, members of the Board noted that there were several places where the road surface might slip out sometime in the future. These include Drakes View near No. 9, Sunnyside near No. 90 and Lower Robert before Baywood. Ken noted that Craig Parmley from the DPW had been shown each of these areas and did not suggest any action be taken at the current time. Mike said that he regularly monitors each of these areas.

During the discussion of a road impact fee, a member suggested that a traffic survey be done on Drakes View. (One was done a decade or more ago.) Ken said that he would call Craig Parmley, County Road Maintenance Engineer, to ask about the cost of a survey.

NEXT MEETING: The next meeting of the Board was tentatively set for Saturday, April 17, 2010, at a location to be determined.

K.D. 3/1/2010
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