

Gualala Streetscape Update

GCAP Committee to Gualala MAC on January 6, 2022

January 2021: Town Meeting/Caltrans Survey finds “Very Supportive” of Alt 4A

- Interim Parking on East, pending addition of turn lane

April 2021: Caltrans reported it was considering an Alternative 4C

- Truck parking at the Community Center
- Southbound Left Turn lane at Ocean Ave
- Interim Parking at the Surf Market

May 2021: GMAC advised Caltrans regarding the Alt C concepts

- Recommended rejection of truck parking at Community Center
- Recommended approval of left turn lane and Interim Surf parking, with several conditions
- Note: GMAC still supports Alts 1, 2, 4A, 4B, or 4C with conditions

Tonight’s Update

December 2021: Caltrans shows MCOG proposed Alt 4C:

- Truck Parking or Landscaping at Community Center
- Interim Parking in Fourth Lane at Breakers Hotel; Would later convert to bus stop or landscaping
- No Turn lane at Ocean Dr. (not within scope of present project)

GCAP Committee welcomes the council/community input on these ideas.

GCAP invited Caltrans to attend this meeting.

Project Schedule

- CTC Virtual Site Visit – Feb 2022
 - Strengthen Active Transportation Program grant application

Assuming a preferred alternative is supported by majority of community members:

- DED Recirculation tentatively proposed – May 2022
- Project Approval and Environmental Document – Oct 2022
- Plans, Specifications & Estimate – Nov 2023
- Begin Construction – September 2025

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NEW: December 7, 2021: Department of Transportation – NEW Director’s Policy on Complete Streets

“...Caltrans recognizes that streets are not only used for transportation but are also valuable community spaces. Accordingly, in locations with current and/or future pedestrian, bicycle, or transit needs, **all transportation projects funded or overseen by Caltrans will provide comfortable, convenient, and connected complete streets facilities for people walking, biking, and taking transit** or passenger rail unless an exception is documented and approved. “

Review of Gualala Town Plan Requirements

NOTE: The GTP is law under County Ordinances and Local Coastal Plan. Changing it could take a decade or more, further delaying much-needed highway safety improvements. GMAC follows this law in reviewing the Streetscape project.

G3.6-1: Hwy 1 improvements “shall be required to help **make Hwy 1 a scenic element**” of Gualala townscape.

G3.6-2: “to help mark the southern entrance... **a planted median shall be provided.**”

G3.6-3: “**Parking areas** ... shall be located outside of the corridor preservation setback.”

G3.4-26: Landscaping along **Highway 1 and local roadways shall provide an aesthetic complement** to the pedestrian walkways and partial screening of parking areas and/or buildings.

G3.4-27: Rather than developing a linear tree planting program, **cluster landscapes**, which form dense "landscape pockets" with tall, canopy trees, smaller understory trees and ground level shrubs and herbaceous plants, are **recommended**. Cluster landscapes have the following benefits: · they can be integrated with existing landscaping and native vegetation; they can **help maintain a more "natural" appearance** in the town; they can be located in areas where public coastal views will not be blocked; the variety of species in cluster landscapes can help create a microclimate conducive to each plants' survival.

G3.4-30: **Highway 1 medians and embankments should be landscaped with ground level shrubs and herbaceous plants.** Plant materials with **seasonal foliage and flower changes are encouraged**. Plant materials shall be selected, in part, based on **low maintenance and irrigation requirements**. Landscaping within the Highway 1 right-of-way requires an encroachment permit from Caltrans.

G3.6-4 (Streetscape Requirements, cont.)

The Highway 1 streetscape cross-section in the Gualala Village Mixed Use and Gualala Highway Mixed Use Districts shall include the following elements within a **minimum 80' right-of-way**, as shown on Figure 3-4:

12' landscaping (minimum) on each side

5' sidewalk (continuous on west side of Highway 1, extending from Old State Highway to Gualala Mobile Court on east side of Highway 1)

5' bike lane/shoulder on each side

12' travel lane in each direction

12' continuous left-turn lane from Bakertown to Old State Highway, southbound left turn pocket at Pacific Woods Road)

Exceptions to the strict application of these standards may be granted by the County, with the prior approval of the Caltrans District Director, where **existing development, site topography or physical constraints mandate a greater or lesser right-of-way width.**

Alternative 4 – Developed by Caltrans, Approved by GMAC and Community Survey

Complies with Town Plan and 'Very Strong' Support in Caltrans Survey January 2021

Endorsed by Gualala Mac in January 2021. Also supported by Save Gualala (1,665 Signers).



Current Parking



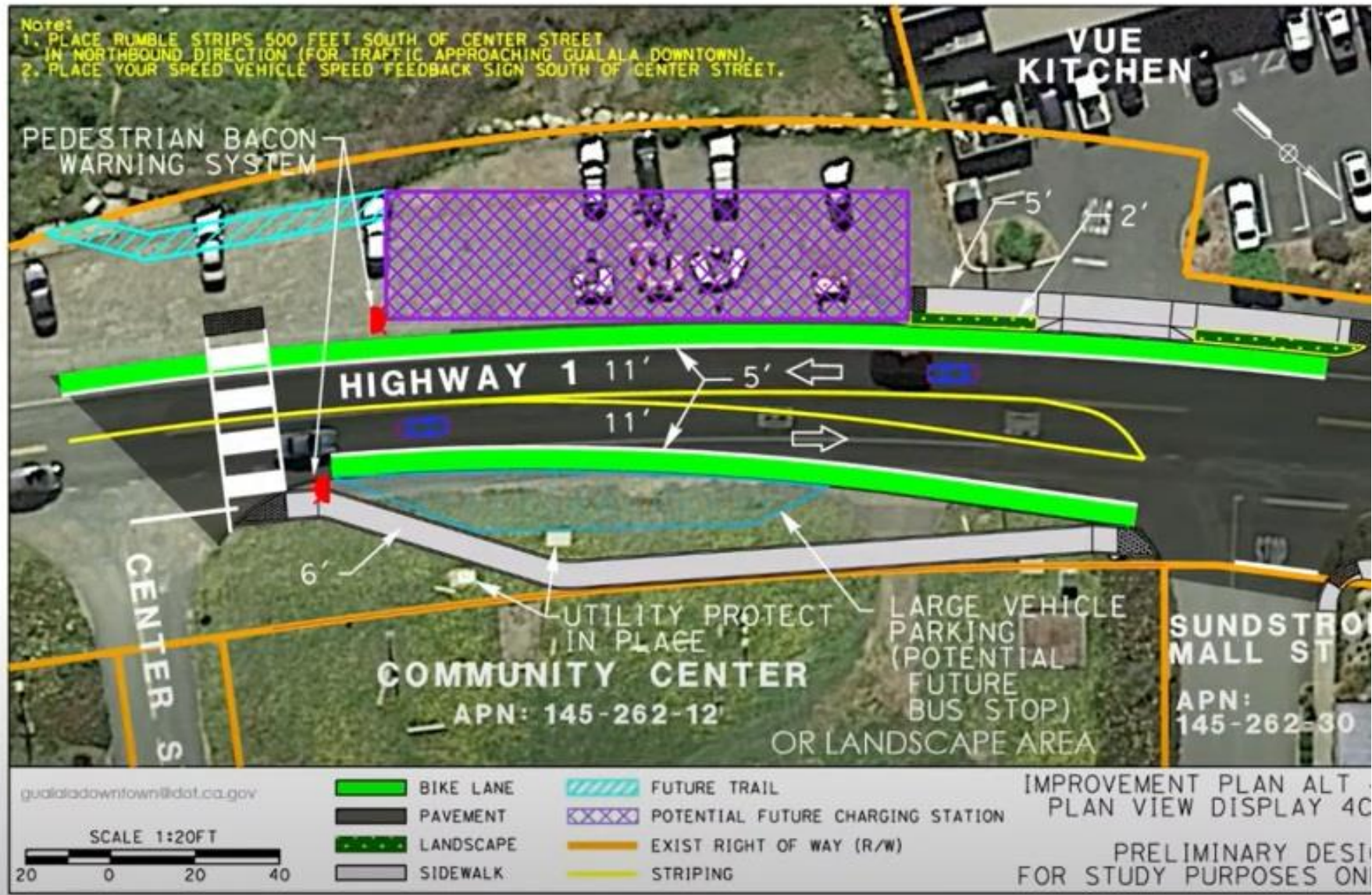
Almost all motorists already use **600-plus** off-highway parking spaces.

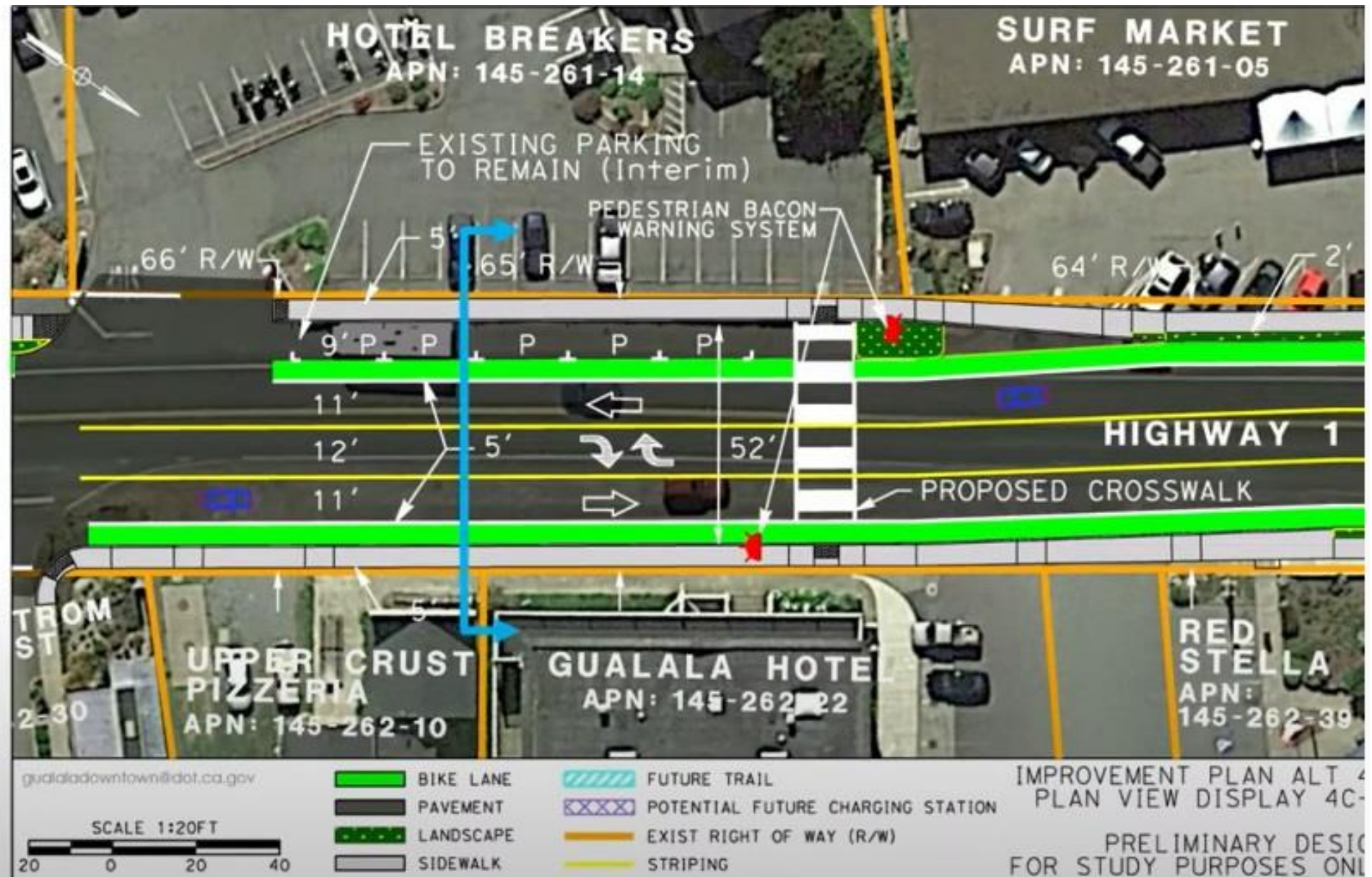
Another **200-plus** public and private spaces possible.

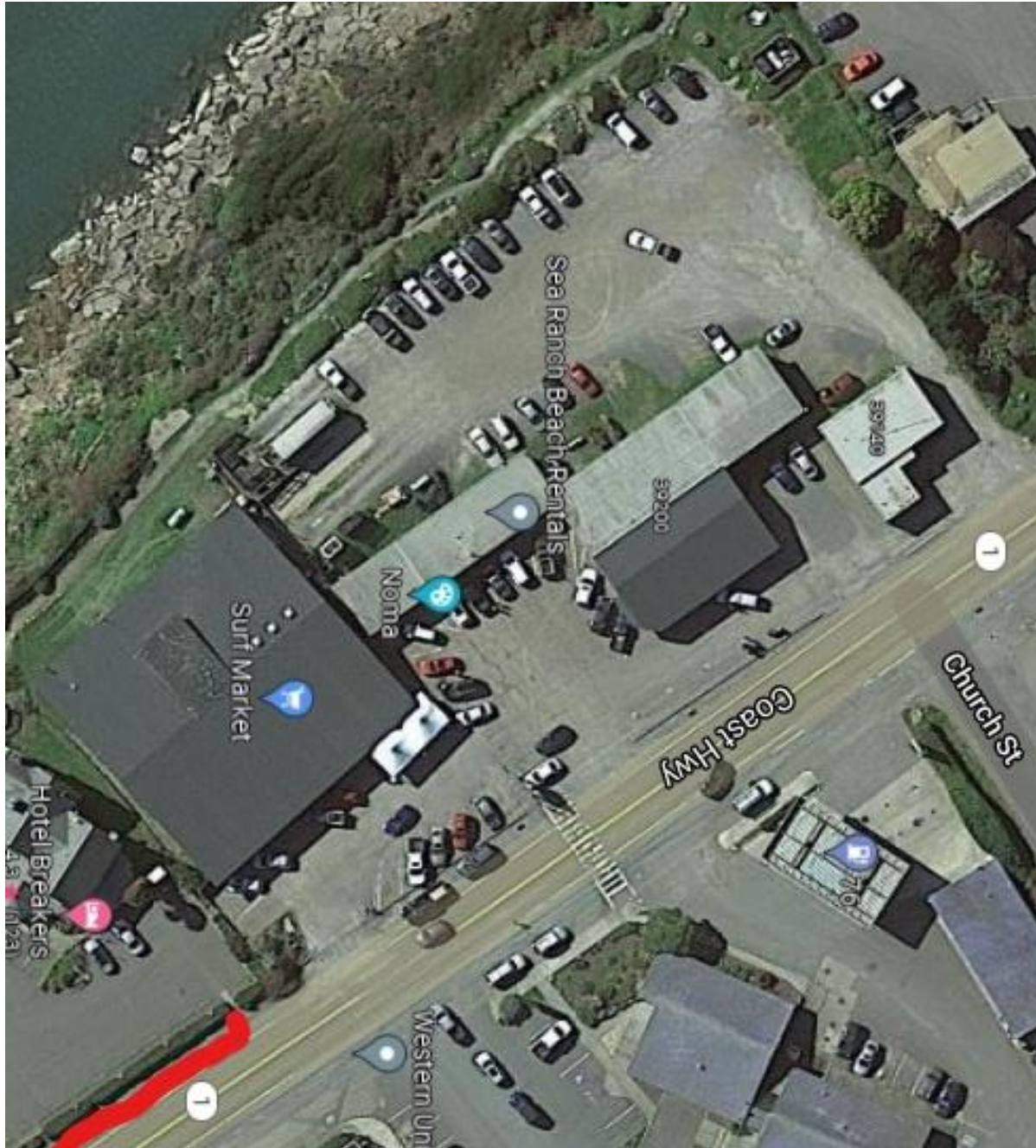
Few now park on highway. (Only 3 in photo)

Highway parking is **VERY** expensive to taxpayers, detracts from appearance, and requires a wider project.





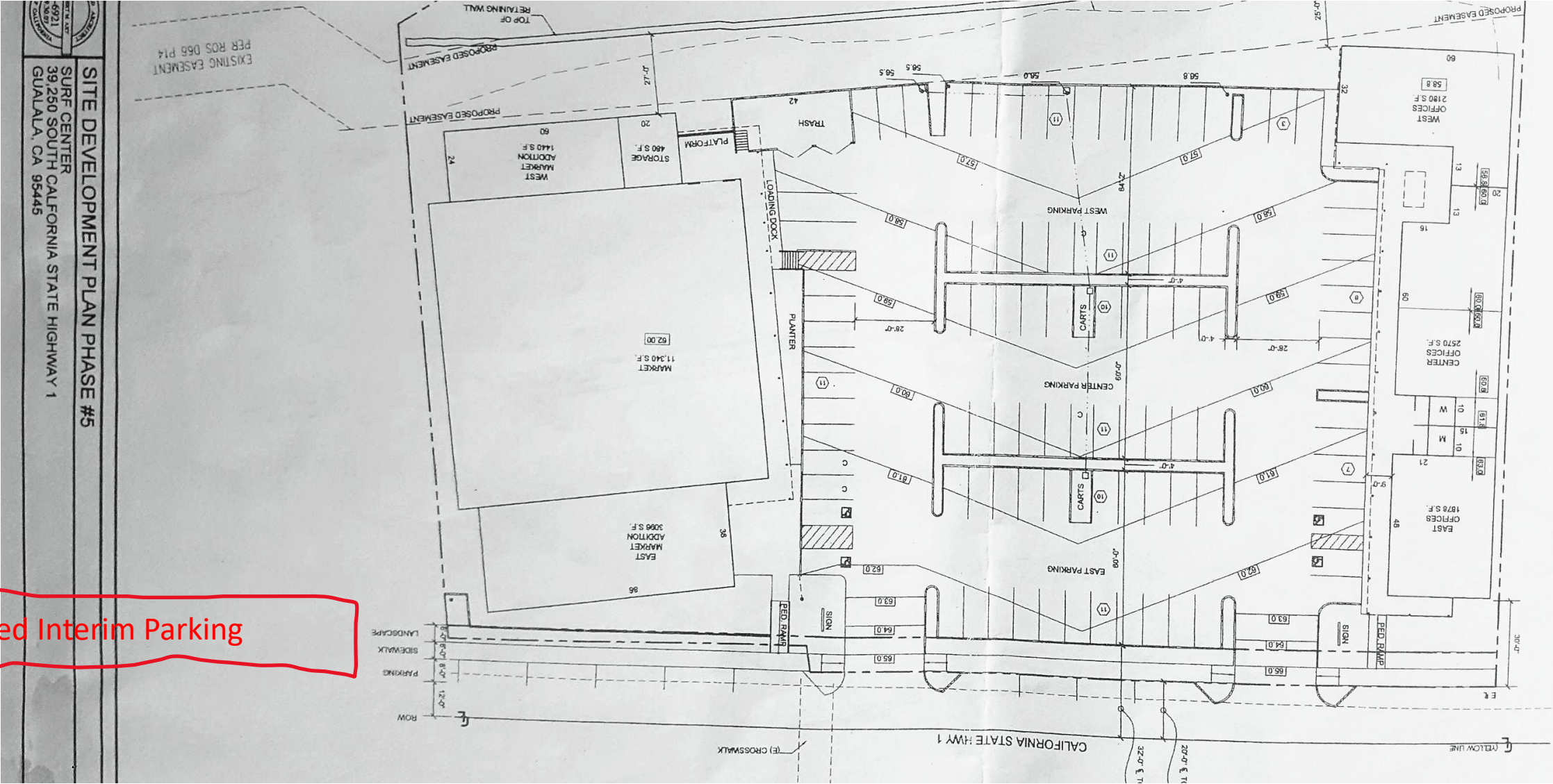




Caltrans Proposed Interim Parking:

- Would be 5 spaces **in red** at Hotel Breakers (not Surf)
- Could be replaced in time by Landscaping or Bus Stop. BUT existing hedge would gone.
- Without landscaping:
53 feet of concrete & pavement
- Not Discussed: Impact on Interim Parking Uptown

Surf Center Plan to add parking and expand market

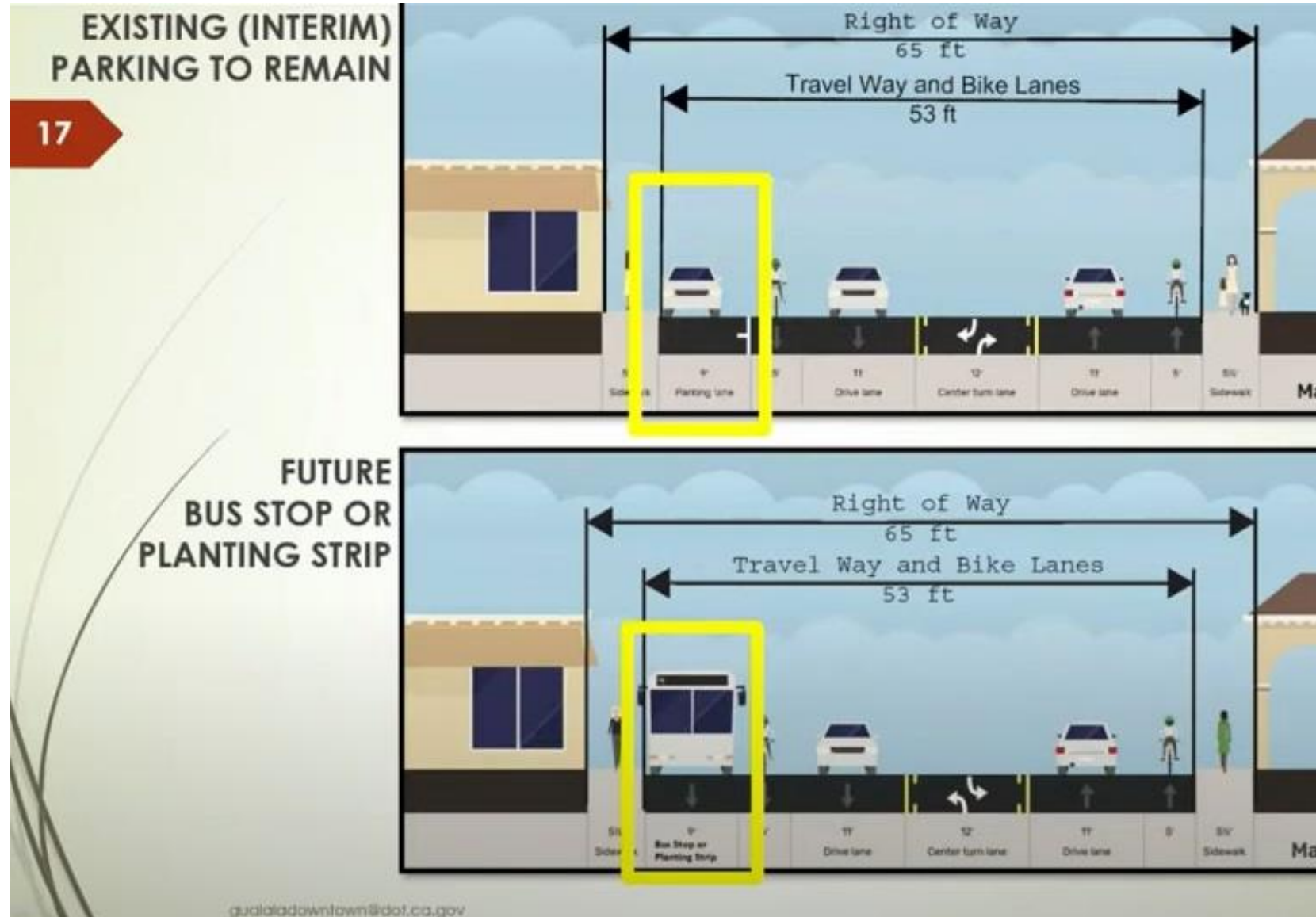


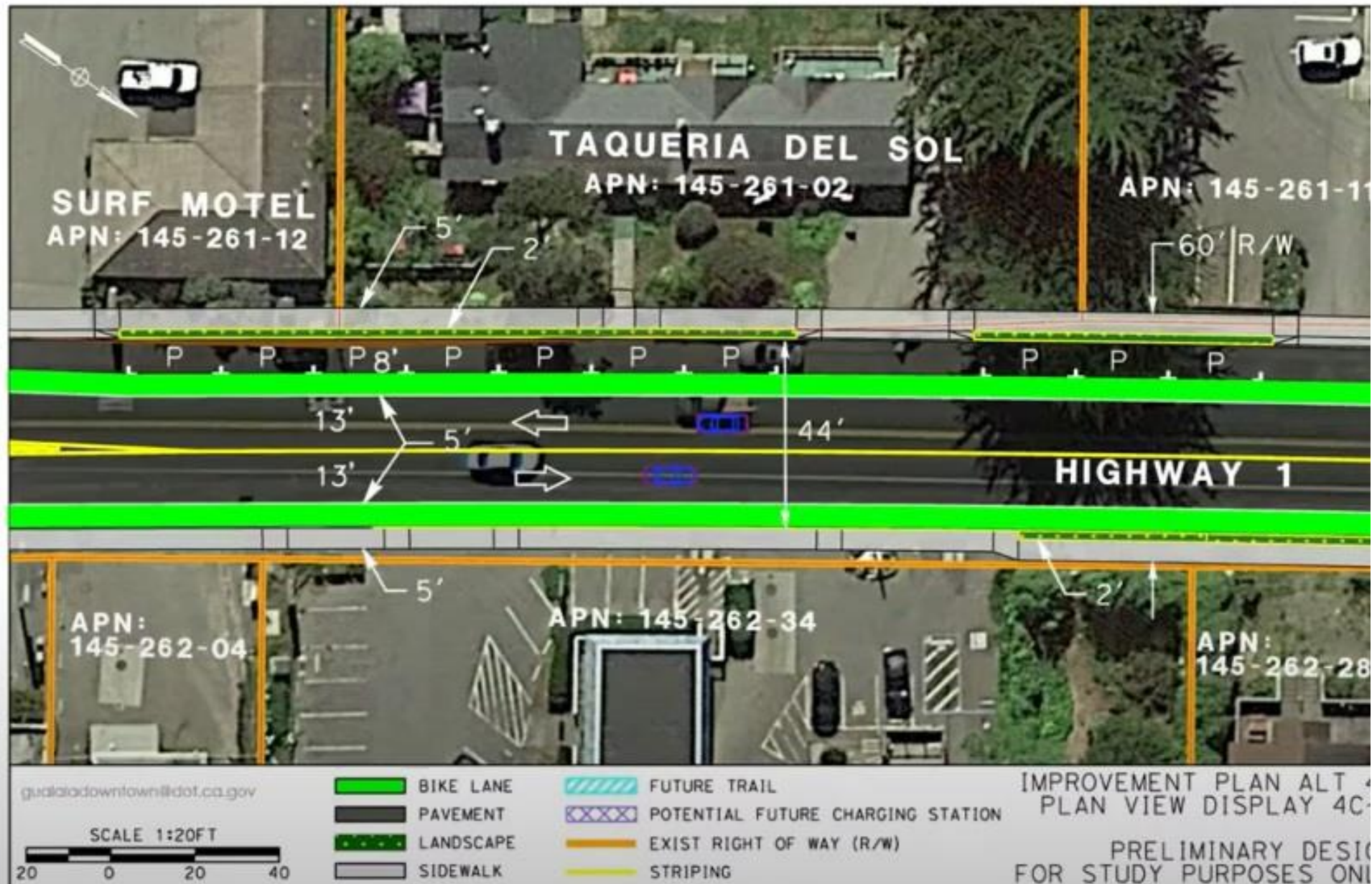
Proposed Interim Parking

NOTE:

There is no landscaping in the Caltrans Slide showing the Fourth Lane.

The lower slide states it may become a “planting strip” of bus stop.







Contacts for Questions and Comments:

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GMAC Streetscape Committee

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Please cc Comments to GMAC Address

YouTube Channel: Search for **GualalaMAC**

GMAC Recommendation: Interim Parking at Surf Center

Approved unanimously May 6, 2021

Motion 2: Gualala MAC advises Caltrans and MCOG that an Alternative 4 C (if any) of the Gualala Downtown project may contain both interim parking at Surf Center and a Left Turn lane for safety at the Hwy 1 / Ocean Drive intersection subject to the following conditions:

1. Caltrans would have to reverse its former finding and affirm that current congestion level can tolerate interim parking by Surf Center.
2. Set interim at 4 years from the time of MCOG approval, or ending with completion of Surf Center project, whichever comes first
3. Require 25-foot “red curb” view clearance from all driveways, both North and South, to enhance safety during interim.
4. Position bike lanes inside parking lane to enhance safety and minimize re-striping needs
5. Set parking Time Limit of 45 min for any interim on-highway spaces
6. Allow use of interim spaces by large trucks/vehicles.
7. Eliminate interim parking proposed in 4A/B to add NB/SB turn lane from Church St. to Ocean Dr., including SB Hwy 1 at Ocean.
8. Complete negative declaration process begun in June 2019 without recirculation per CEQA section 15073.5c, parts 3 and 4.
9. Caltrans return completed concept to MCOG for action ASAP, per direction of the Council on April 5, 2021.