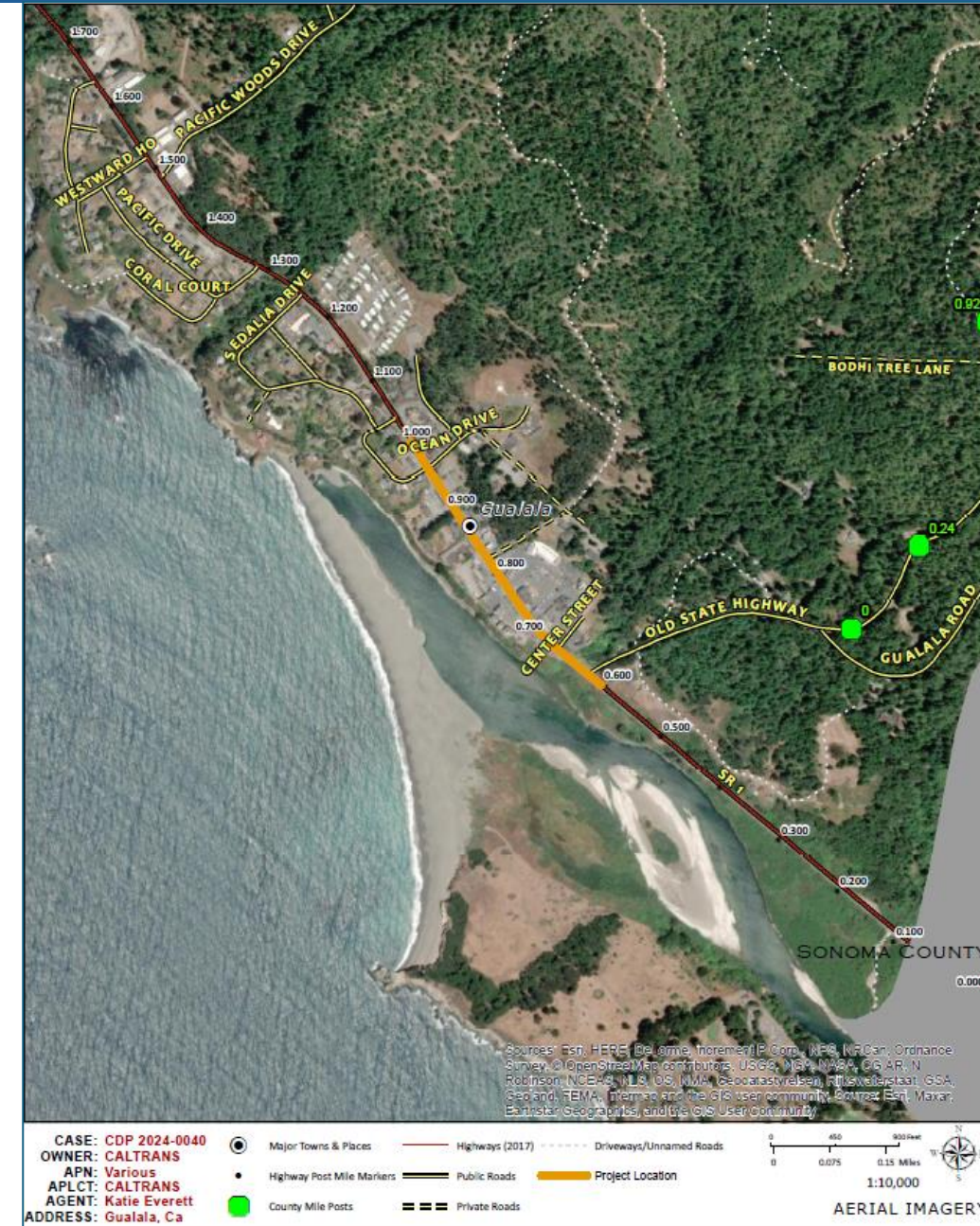


Proposal Overview

- Standard Coastal Development Permit to implement the State Route 1 Gualala Downtown Streetscape Enhancement Project.
- The proposed project will improve safety and access for all travel modes, from 150 feet south of Center Street to 275 feet north of Ocean Drive.
- The proposed project will also complete public ownership of the highway right-of-way, relocate utility infrastructure, and improve stormwater management and discharge quality.
- Mendocino County Planning and Building Services staff have asked for GMAC comments by 4/18/25 or as soon as otherwise possible for timely hearing by the County Coastal Development Administrator.



Project Update Since September 2024

1. Final design and design exception evaluation.
2. Operation and maintenance diligence, including removal of decorative landscaping from project (lack of local agency maintenance agreement).
3. Stormwater management:
 - Improvements to existing collection, conveyance, and discharge features.
 - Addition of bioswale and peripheral infiltration areas.
4. Public right-of-way acquisition.
5. Construction duration estimate:
 - Two construction seasons.
 - Up to 220 days of active construction.



Next Steps after Coastal Development Permit

1. Regulatory permits/approvals:

- California Department of Fish and Wildlife: 1602 Lake and Streambed Alteration Agreement
- North Coast Regional Water Quality Control Board: 401 Water Quality Certification
- U.S. Army Corps of Engineers: Section 404 Nationwide Permit

2. Milestone Schedule:

CT Milestone Report - Mendocino County - March 10, 2025												Past Due	3 Months	Complete
Project Number	Program ^a	Project Manager	Route	Post Mile start/end	Nick Name	Legal Description	Work Description	Capital Construction Estimate	Capital Right-of-Way Estimate	Support Cost Estimate	Total Project Estimate	Current Phase ^b	Begin Construction	End Construction
01-0C720	STIP	EVERETT, KATIE M	001	.6/1	Gualala Downtown Streetscape Enhancement Project	IN MENDOCINO COUNTY AT GUALALA FROM CENTER STREET TO OCEAN DRIVE	Gualala Downtown Enhancements	\$5,393,000	\$658,000	\$1,851,174	\$7,902,174	PSE	03/17/2026	12/01/2027
01-0N180	SHOPP	EVERETT, KATIE M	001	1/1	Ocean Drive Left Turn Pocket	IN MENDOCINO COUNTY AT GUALALA AT OCEAN DRIVE	Gualala Downtown Enhancements	\$1,061,000	\$202,000	\$1,306,497	\$2,569,497	PSE	03/17/2026	12/01/2027

Gualala Town Plan

- G2.5-1 To create safe and pleasant pedestrian circulation within the commercial district and to reduce vehicular congestion and improve safety conditions along the Highway 1 corridor.**
- 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.**
- G3.4-30 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.**

Gualala Town Plan

G3.6-1 Public and private improvements to the Highway 1 corridor shall be required to help make Highway 1 a scenic element of the Gualala townscape, to decrease traffic congestion and reduce potential safety hazards, and to encourage more pedestrian activity in the town of Gualala. Figure 3.3 provides a map illustrating the streetscape concept for Highway 1 in the Gualala Village Mixed Use and Gualala Highway Mixed Use districts. The "Design Guidelines for Mixed Use and Planned Development" chapter provides guidelines for the development of road improvements.

Gualala Town Plan

G3.6-3 Caltrans' corridor preservation setback in the Gualala Village Mixed Use and Gualala Highway Mixed Use districts shall be a minimum 40 foot half-width, as measured from the centerline, unless otherwise approved by Caltrans. Consideration of a reduced half-width would be dependent upon a review of constraints associated with topography, drainages and existing development. Required building setbacks, parking areas, and landscaping shall be designed to accommodate the final Highway 1 right-of-way, as shown on the Highway 1 Streetscape Map (Figure 3.3). Street landscaping and pedestrian walkways shall be provided within the corridor preservation setback. Parking areas, buildings, and associated landscaping shall be located outside of the corridor preservation setback. No building setbacks from the Highway 1 corridor, other than those mandated by Caltrans' corridor preservation setbacks, are required. All development within the Highway 1 right-of-way requires an encroachment permit from Caltrans.

Gualala Town Plan

G3.6-4 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.

Gualala Town Plan

- G3.6-10** Prior to the implementation of any physical roadway improvements, Caltrans and the County shall consider implementation of possible trip-reducing measures. The development of pedestrian walkways and bike paths in the Gualala commercial district, provision of mixed-use development, and provision of local public transit have been identified as the most effective techniques for reducing the number of vehicle trips.
- G3.6-12** No on-street parking shall be permitted on Highway 1. County staff shall coordinate with Caltrans to develop appropriate signage.

Gualala Town Plan

G3.6-14 A continuous pedestrian walkway shall be provided on the east side of Highway 1, from Old State Highway to the Gualala Mobile Court and on the west side of Highway 1 from Old State Highway to Robinson Reef Road. Additional pedestrian walkways may be necessary to serve future development on the east side of Highway 1 between Gualala Mobile Court and Pacific Woods Road.

Pedestrian walkways may be located anywhere within the designated landscaping/sidewalk area, but shall connect with existing walkways on adjoining parcels or provide for a reasonable connection to future pathways on adjoining parcels. Policies in the "Design Guidelines" chapter of the Gualala Town Plan provide guidance for the development of pedestrian walkways.

Gualala Town Plan

- G3.6-16 Landscaping shall be provided along all pedestrian walkways to create attractive and usable pedestrian corridors. Landscaping shall be established and maintained in accordance with the "Design Guidelines" of the Gualala Town Plan.**
- G3.6-17 Pedestrian crosswalks shall be provided at the following locations on Highway 1: Sundstrom Center entry, Ocean Drive, Seacliff, Center Street.**
- G3.6-18 Pedestrian crosswalks shall be constructed of flush pavers. Pavers used at crosswalk areas must: (a) be flush with the adjacent paving; (b) be skid-resistant; (c) be contained within a cast concrete perimeter to prevent loosening; and (d) have small, tight joints to accommodate wheelchairs and strollers.**
- G3.6-19 All crosswalks and pedestrian walkways shall be accessible to disabled persons and meet the requirements of the Americans with Disabilities Act.**

Gualala Town Plan

- G3.9-2 Streetscape improvements on Highway 1 identified in the Gualala Town Plan should be financed by a combination of developer impact fees or a new transient occupancy tax for these specific services proposed which should be placed before the voters in the GMAC area. These fees/taxes should be assessed on all properties within the GMAC area of jurisdiction, and the County shall make every effort to have a corresponding assessment/tax adopted by Sonoma County for all parcels on the Sea Ranch. Streetscape improvements off of Highway 1 shall be paid for by developers whose development benefits from said improvements.**
- G3.9-3 Special districts may be established to help fund the public improvements identified in the Gualala Town Plan. Assessment districts must be structured to levy an assessment on each property which is directly related to the proportional benefit received.**

Gualala Town Plan Assessment

The proposed CDP *fully* implements these Gualala Town Plan Policies:

- **G2.5-1 Safe and pleasant pedestrian circulation, managed congestion**
- **G3.6-10 Motor vehicle trip-reducing measures**
- **G3.6-12 No highway on-street parking**
- **G3.6-19 ADA-compliant pedestrian infrastructure**

Gualala Town Plan Assessment

The proposed CDP *partially* implements these Gualala Town Plan Policies:

- **G3.6-1 Scenic element, manage congestion, reduce hazards, encourage pedestrians**
 - Partially, as practical, safe, and cost-effective
- **G3.6-14 Pedestrian walkways throughout Gualala**
 - Incrementally, and fully within the project boundary
- **G3.6-17 Pedestrian crosswalks**
 - Partially, as practical and safe
- **G3.6-18 Crosswalk details**
 - Functionally, as practical, safe, and cost-effective

Gualala Town Plan Assessment

The proposed CDP *does not* advance these Gualala Town Plan Policies:

- **G3.4-26 Landscaping Highway 1**
 - Infeasible without a local agency maintenance agreement, not funded
- **G3.4-30 Landscaped medians and embankments**
 - Infeasible, potentially unsafe, not funded
- **G3.6-3 80-foot corridor**
 - Impractical, not funded
- **G3.6-4 80-foot corridor uses and details**
 - Impractical, not funded

Gualala Town Plan Assessment

The proposed CDP *does not* advance these Gualala Town Plan Policies (continued):

- **G3.6-16 Landscaped walkways**
 - Impractical, not funded
- **G3.9-2 Financing fees and taxes to fund highway streetscape**
 - Impractical, beyond project scope and authority
- **G3.9-3 Special district financing to fund public improvements**
 - Impractical, beyond project scope and authority

Considerations

- 1. The SR1 Gualala Downtown Streetscape Project, as designed and funded, meets essential multi-modal transportation needs while minimizing impacts to adjacent private properties and environmental values.**
- 2. The proposal contributes to Gualala Town Plan place-making policies that support pedestrian and bicyclist travel, improve the appearance of highway infrastructure, and encourage unifying design elements in the built landscape.**
- 3. Within right-of-way, regulatory, and budgetary limitations, the proposal will improve stormwater management substantially beyond existing conditions, including treatment of runoff from motor vehicle travel and parking areas outside of the highway.**
- 4. The proposal will not preclude decorative landscaping within the highway right-of-way or on adjacent privately-owned fronting properties.**

Concerns

- 1. The referral does not describe how and by whom the proposed stormwater management features will be maintained.**
- 2. Project mobilization, staging, and construction will be disruptive to highway users and Gualala businesses, visitors, residents, a preschool, and emergency services. The referral does not describe:**
 - Construction sequencing over two seasons and conditions during intervening wet-season suspension.**
 - Access maintenance to frontage properties and adjacent roadways.**
 - Real-time information to keep the community apprised of construction activities and adaptations.**

GMAC Comments and Recommendation

- 1. The proposed CDP will advance a long-sought and essential improvement of SR1 and downtown Gualala.**
- 2. GMAC defers to County staff for planning, building, and other code compliance, environmental impact and BMP determinations.**
- 3. Recommend approval of the proposed CDP and the following conditions of approval (next slide).**



GMAC Comments and Recommendation



Recommended conditions of CDP approval:

- Provide and implement a maintenance, monitoring, and reporting plan for stormwater management features.
- Provide and implement a construction access and communications plan that includes consultation with frontage landowners and tenants to minimize impacts (as feasible and practical), scheduling and locations of work and access adaptations, episodic and bi-weekly update communiques, and a contact for telephone and text inquiries.
- Consider construction scheduling, as feasible, to minimize noise and dust impacts on outdoor activities of sensitive stakeholders, such as The Forager Preschool and Gualala Farmers Market.
- Maintain pedestrian access through the village at all times, to the extent feasible.

Discussion



CDP-2024-0040; Caltrans GMAC Review Exhibits

NOTES:

1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.
2. FOR DRIVEWAYS, SIDEWALKS, AND ADA CURB RAMPS, SEE CONSTRUCTION DETAILS
3. FOR STAMPED GORE AREA, SEE CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

LEGEND:



MOUNTABLE HARDSCAPE ISLAND

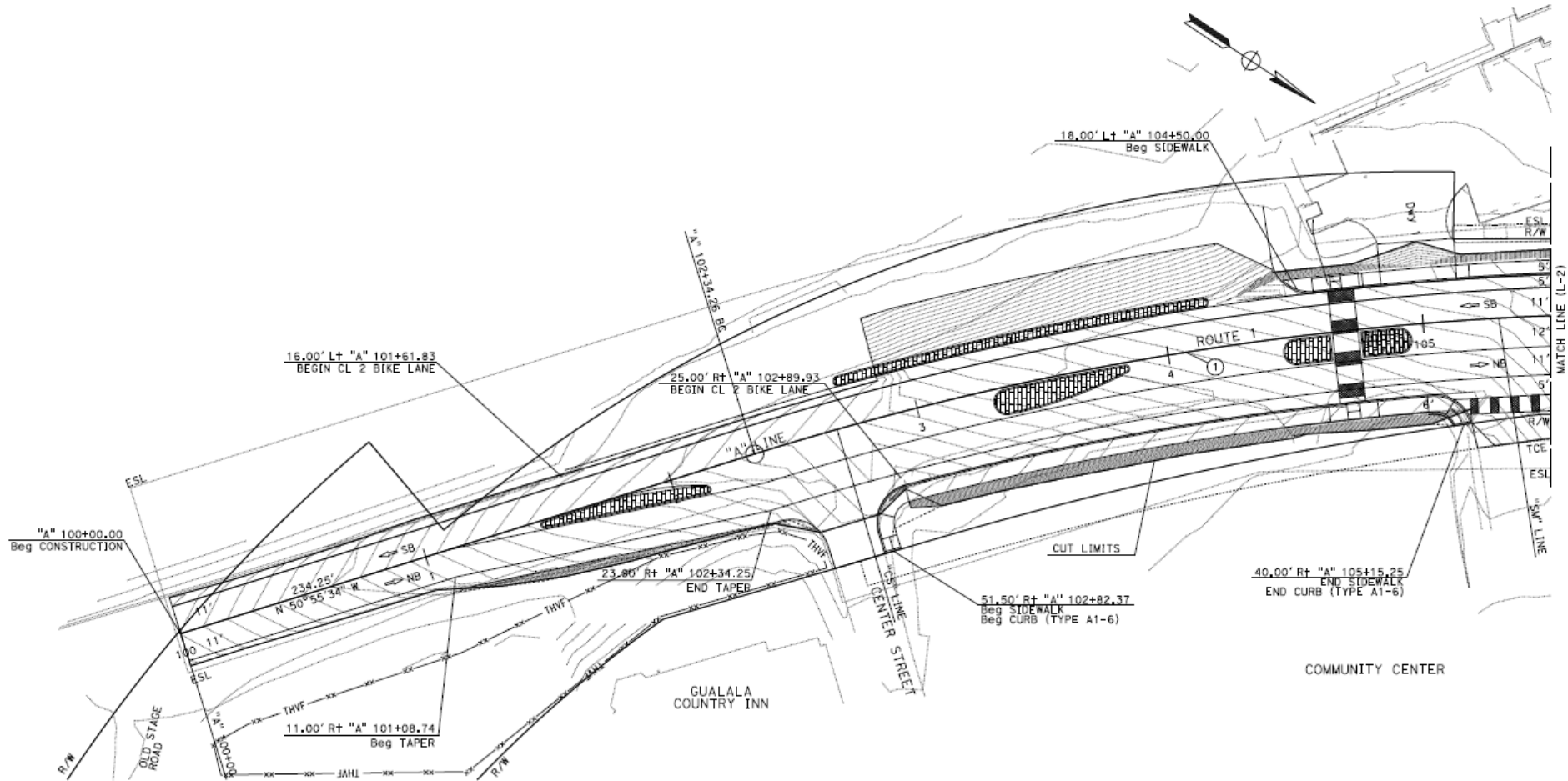
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REGISTERED CIVIL ENGINEER DATE

PLANS APPROVAL DATE

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REGISTERED PROFESSIONAL ENGINEER
No. XX
Exp. XX-XX-XX
CIVIL
STATE OF CALIFORNIA



CURVE DATA

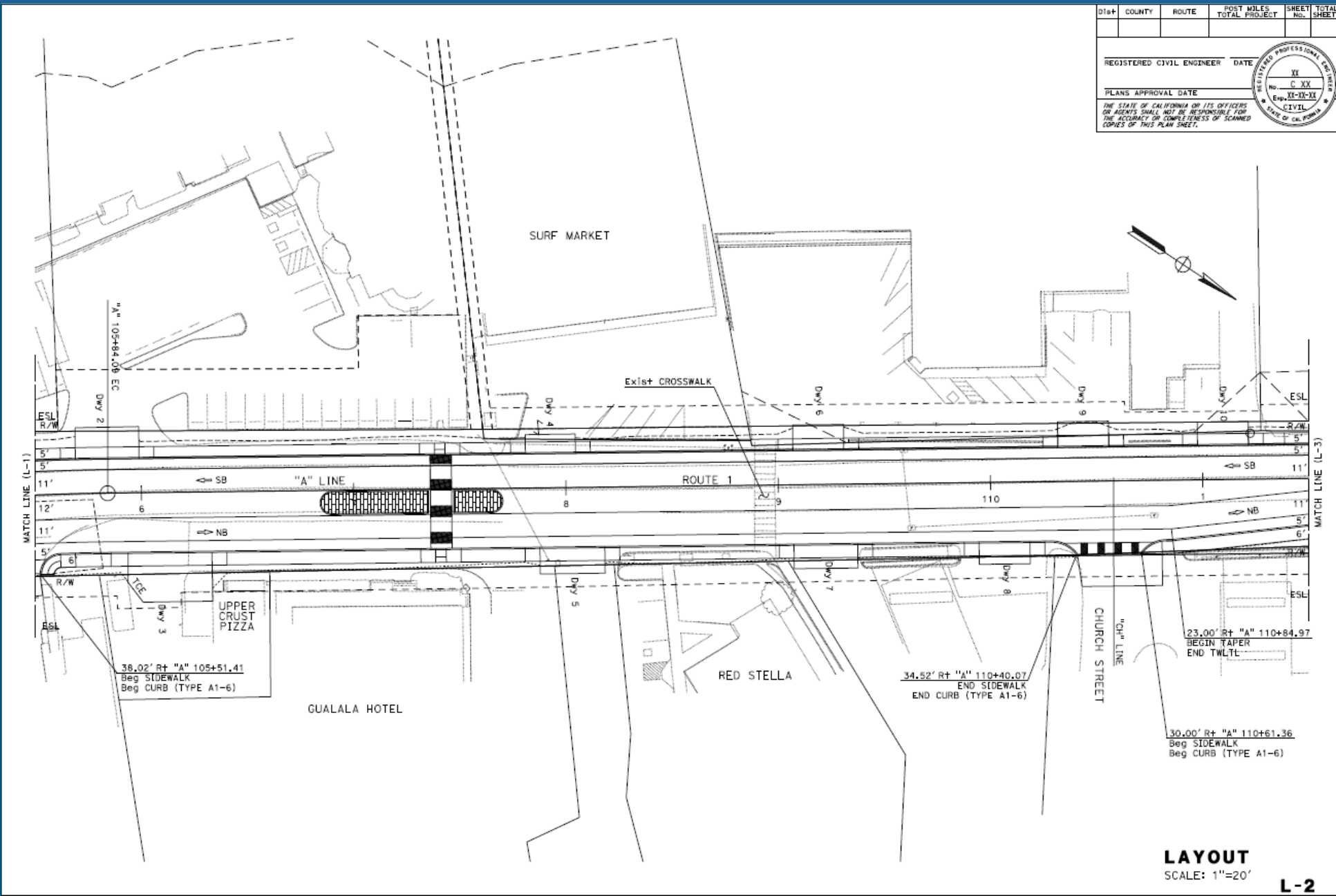
No.	⊙	R	Δ	T	L
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LAYOUT

SCALE: 1"=20'

L-1

CDP-2024-0040; Caltrans GMAC Review Exhibits

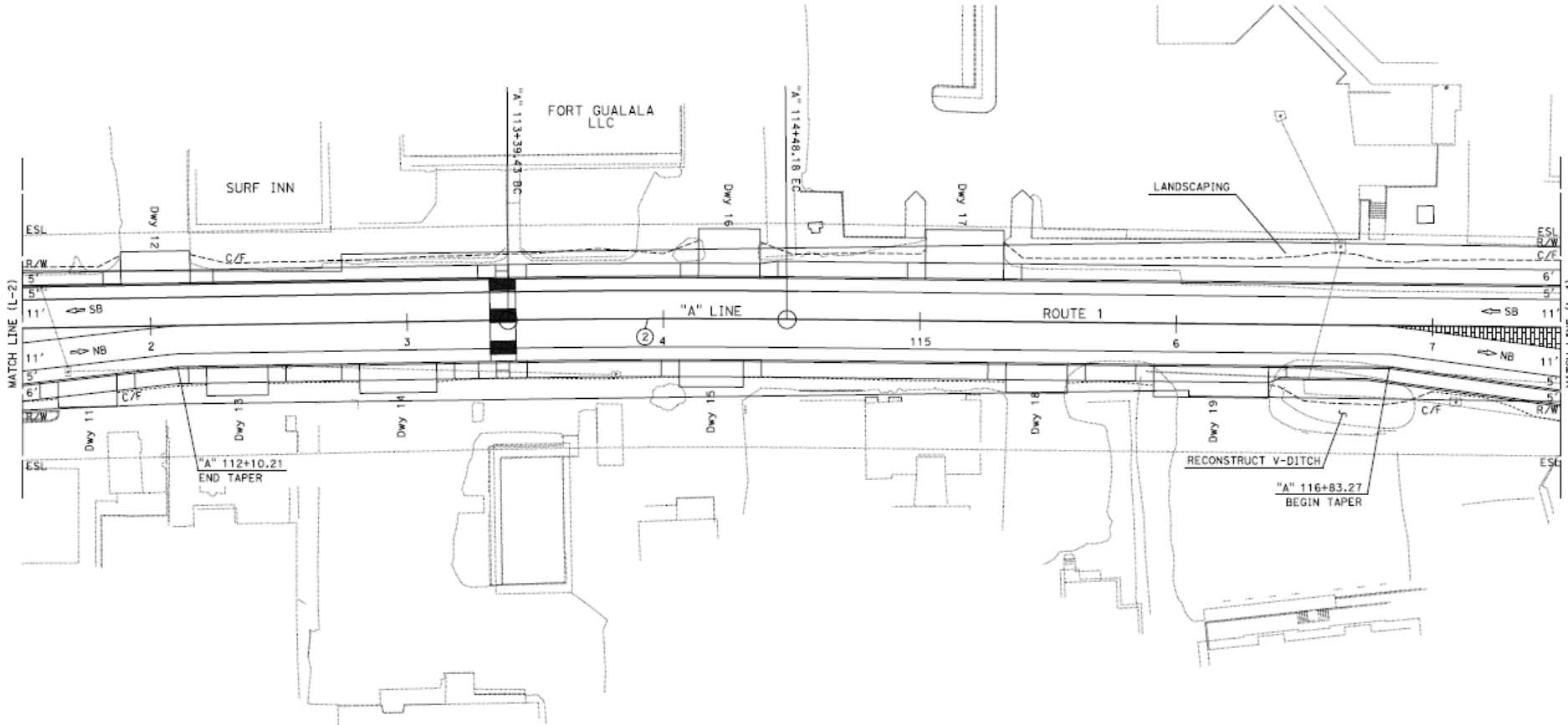



CDP-2024-0040; Caltrans GMAC Review Exhibits

DIS#	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS

REGISTERED CIVIL ENGINEER	DATE
PLANS APPROVAL DATE	

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CURVE DATA				
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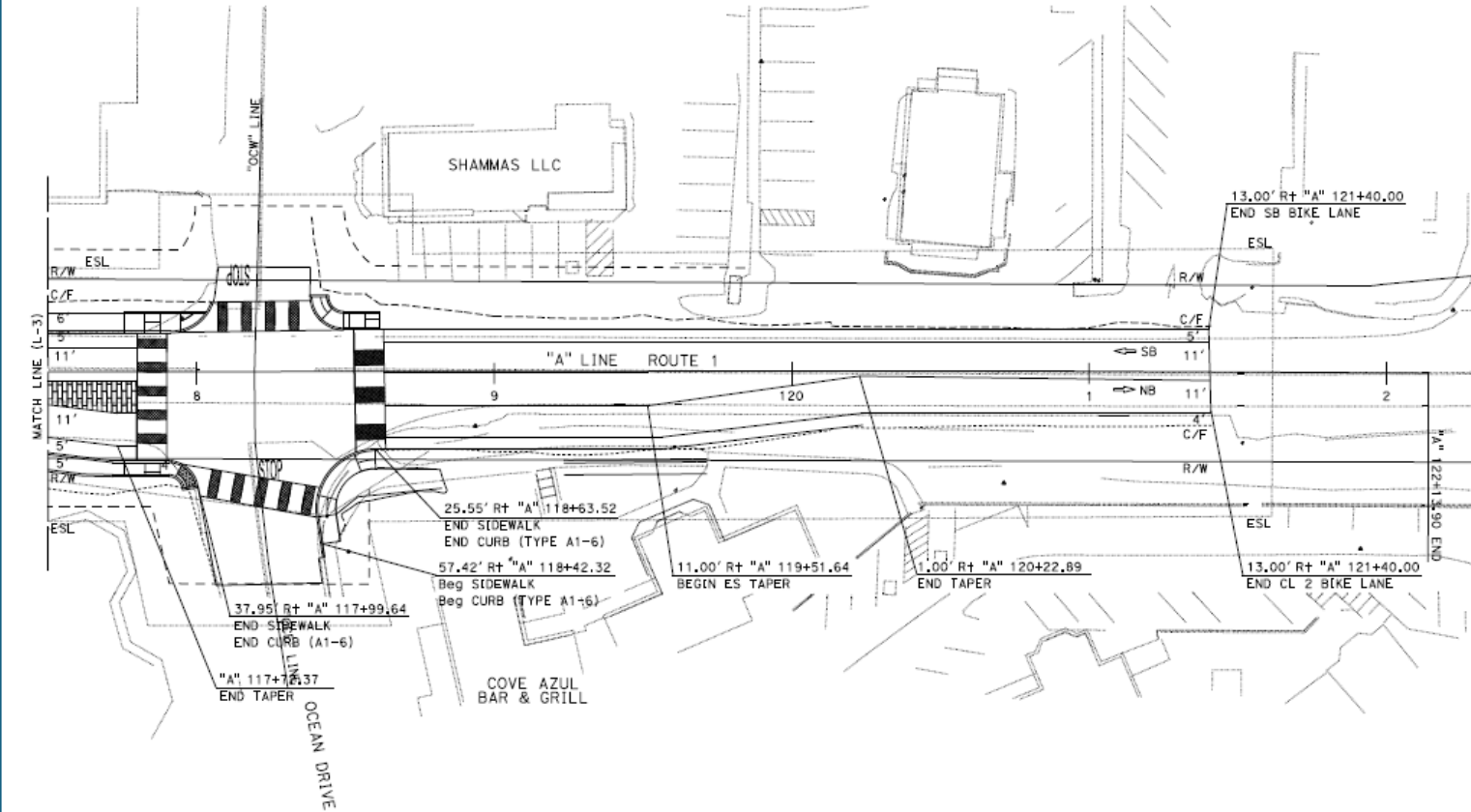

L-3

CDP-2024-0040; Caltrans GMAC Review Exhibits

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			TOTAL PROJECT	No.	SHEETS

REGISTERED CIVIL ENGINEER	DATE
PLANS APPROVAL DATE	

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LAYOUT
SCALE: 1"=20'

L-4


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LEGEND:

	EC TYPE 1
	EC TYPE 2

ABBREVIATIONS

FRM	FIBER REINFORCED MATRIX
HGGM	HYDRAULIC BIOTIC GROWTH MEDIUM

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
01	Men	01	0.6/1.0		
REGISTERED CIVIL ENGINEER			DATE		
PLANS APPROVAL DATE					
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EROSION CONTROL (TYPE 1)

SEQUENCE	ITEM	MATERIAL		APPLICATION RATE	REMARKS
		DESCRIPTION	TYPE		
STEP 1	COMPOST (CY)	COMPOST	FINE	270 CY/AC	2" DEPTH
STEP 2	INCORPORATE MATERIALS	INCORPORATE COMPOST			6" DEPTH
STEP 3	WOOD MULCH	SHREDDED REDWOOD BARK		270 CY/AC	3" DEPTH

EROSION CONTROL (TYPE 2)

SEQUENCE	ITEM	MATERIAL			APPLICATION RATE
		DESCRIPTION	TYPE	FASTENER	
STEP 1	COMPOST	COMPOST	FINE OR MEDIUM		540 CY/ACRE
STEP 2	INCORPORATE MATERIALS	COMPOST			6" DEPTH
STEP 3	RECP (NETTING)	COIR NETTING	A	12" 11-GAUGE STEEL STAPLE	
STEP 4	HYDRAULIC BIOTIC GROWTH MEDIUM	SEED	SEED MIX 1		108 LB/ACRE
		HGGM			3500 LB/ACRE
STEP 5	FIBER REINFORCED MATRIX	FRM			3500 LB/ACRE

SEED MIX 1

BOTANICAL NAME (COMMON NAME)	PERCENT GERMINATION (MINIMUM)	POUNDS PURE LIVE SEED PER ACRE (SLOPE MEASUREMENT)
ACHILLEA MILLEFOLIUM (WHITE YARROW)	55	2.0
ADAMISPOA AMERICANUS (SPANISH CLOVER)	55	8.0
ARTEMISIA DOUGLASIANA (CALIFORNIA MUGWORT)	20	1.0
BACCHARIS PILULARIS (COYOTE BRUSH)	20	1.0
BROMUS CARINATUS "MARITIMUS" (COASTAL CALIFORNIA BROME)	75	17.0
DANTHONIA CALIFORNICA (CALIFORNIA CATGRASS)	60	11.0
ERIOPHYLLUM STAECHADIFOLIUM (SEASIDE WOOLLY SUNFLOWER)	25	2.0
FESTUCA MICROSTACHYS (SMALL FESCUE)	50	5.0
FESTUCA RUBRA (RED FESCUE)	55	10.0
HORDEUM VULGARE "UC" (COMMON BARLEY)	75	50.0
MIMULUS AURANTIACUS (STICKY MONKEY FLOWER)	30	1.0

CDP-2024-0040; Caltrans GMAC Review Exhibits

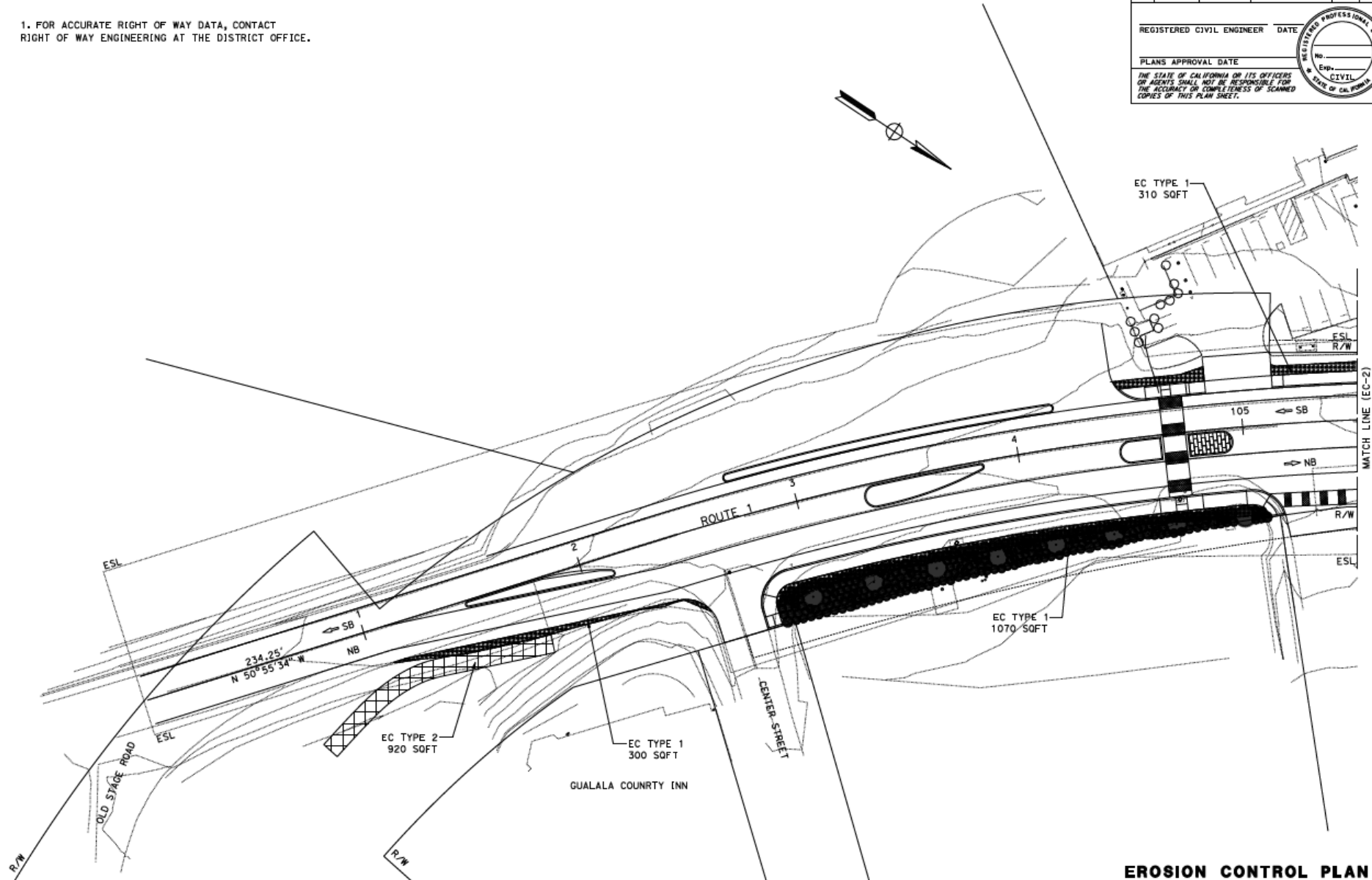

NOTES:

1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT
RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
01	Men	01	0.6/1.0		

REGISTERED CIVIL ENGINEER	DATE
PLANS APPROVAL DATE	

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EROSION CONTROL PLAN

SCALE: 1" = 20' **EC-1**

APPROVED FOR EROSION CONTROL WORK ONLY

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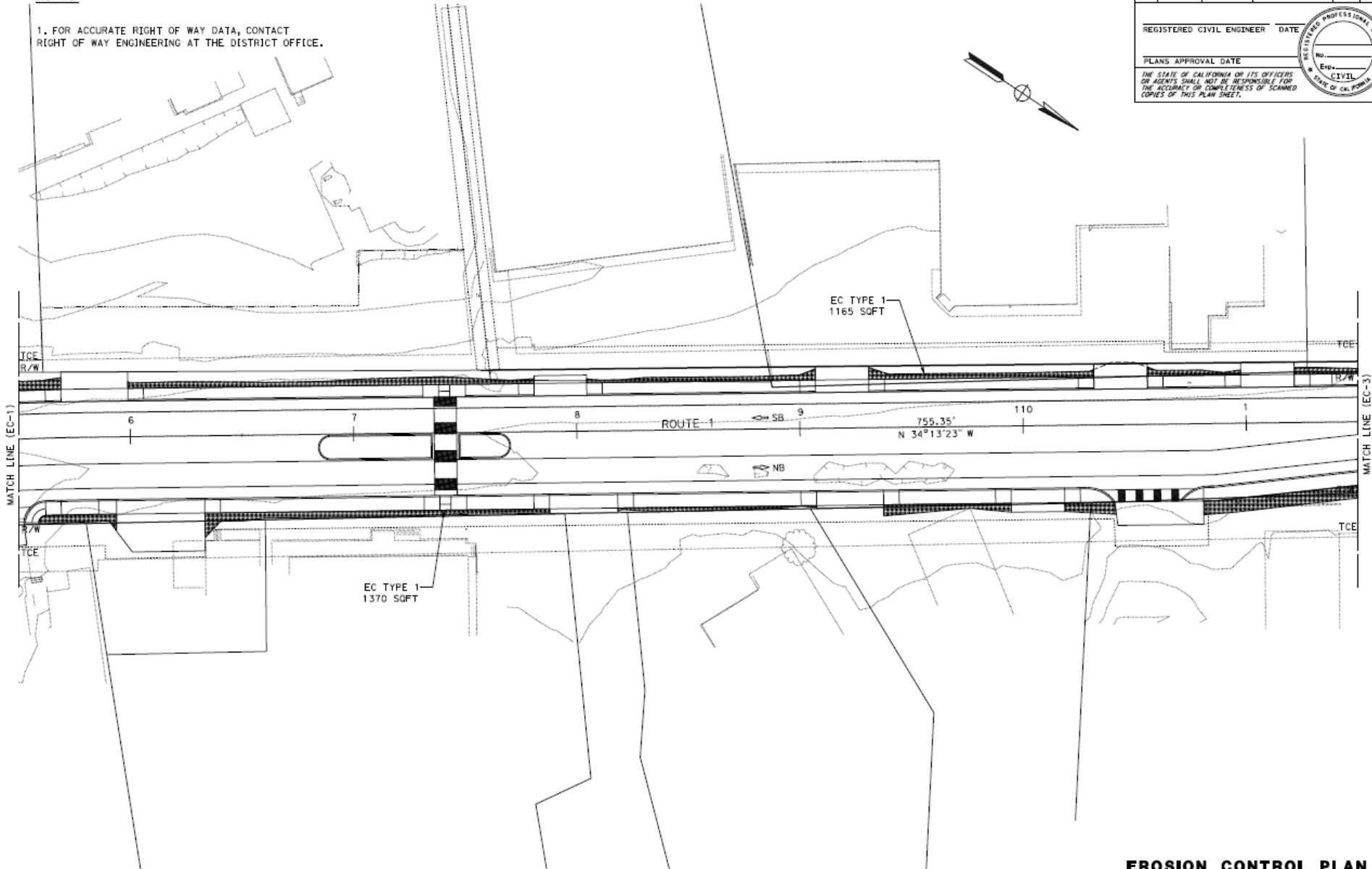

NOTES:

1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT
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Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
01	Men	01	0.6/1.0		

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EROSION CONTROL PLAN

SCALE: 1" = 20' **EC-2**

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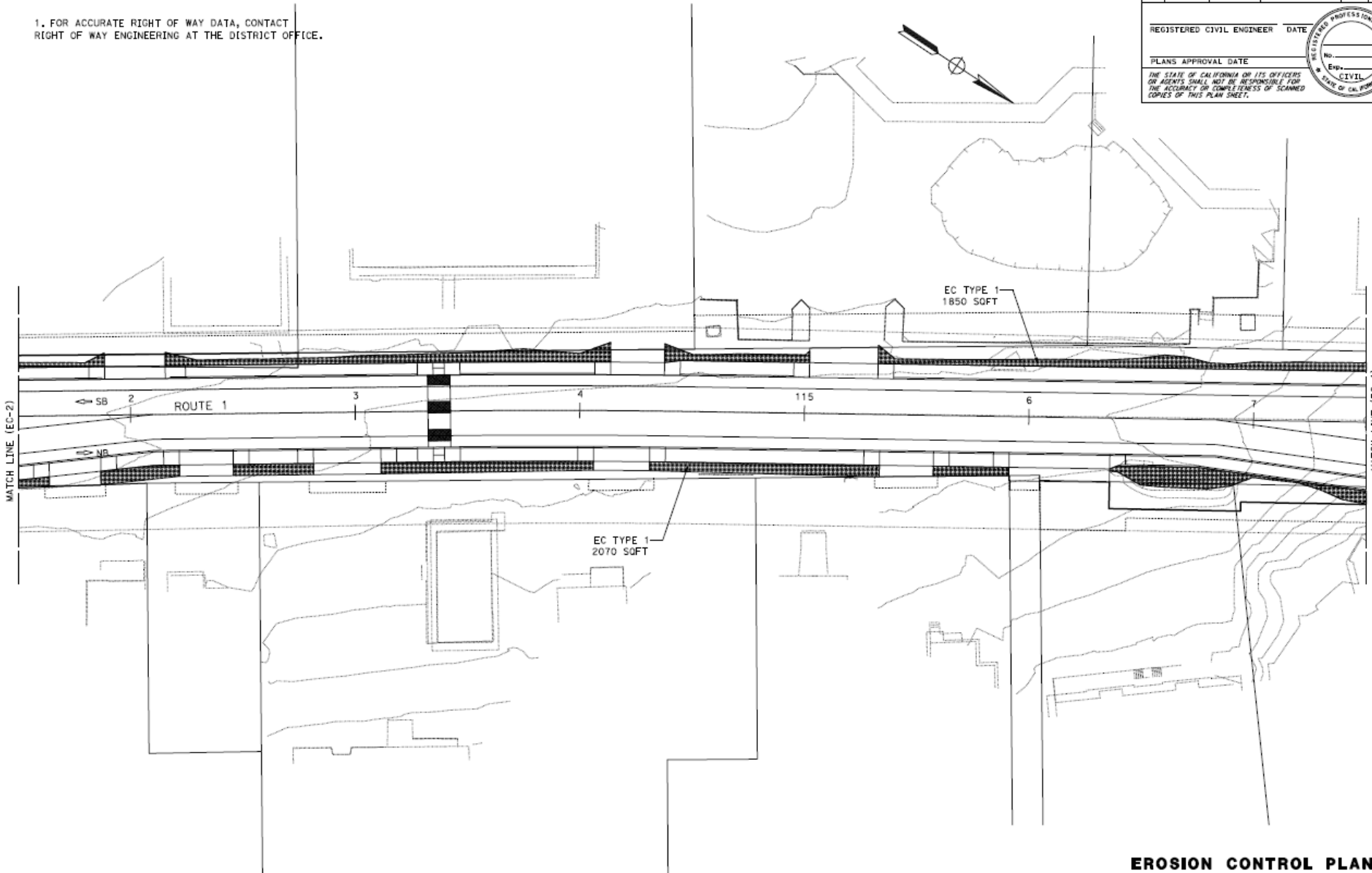

NOTES:

1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT
RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.

DT&#	COUNTY	ROUTE	POST MILES	SHEET	TOTAL
			TOTAL PROJECT	No.	SHEETS
01	Men	01	0.6/1.0		

REGISTERED CIVIL ENGINEER	DATE
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APPROVED FOR EROSION CONTROL WORK ONLY

EROSION CONTROL PLAN

SCALE: 1" = 20' **EC-3**

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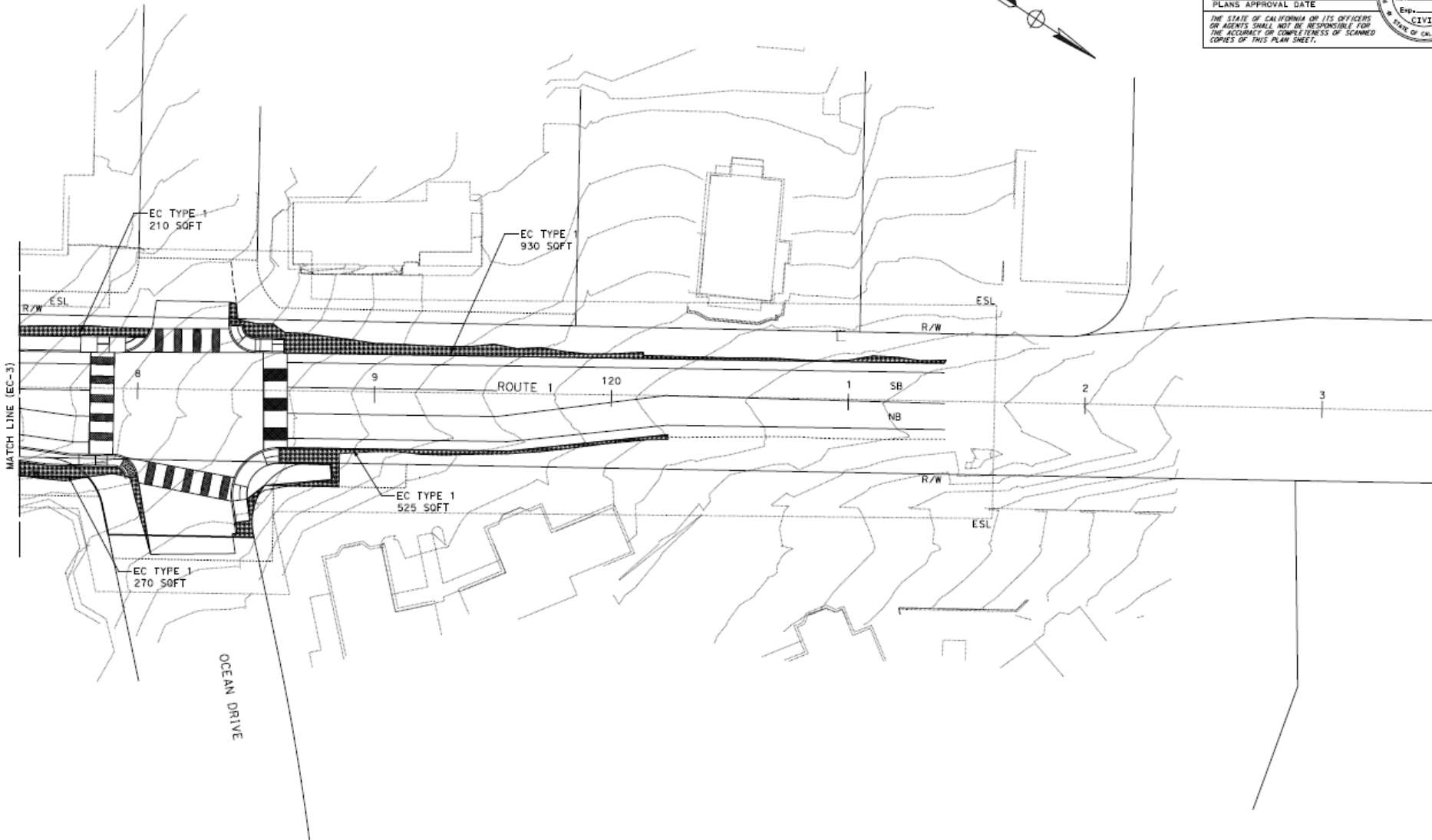

NOTES:

1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT
RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.

DIST.	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
01	Men	01	0.6/1.0		

REGISTERED CIVIL ENGINEER	DATE
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EROSION CONTROL PLAN
EC-4

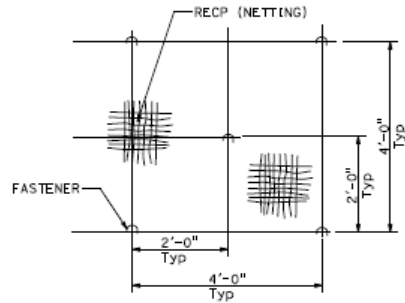
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APPROVED FOR EROSION CONTROL WORK ONLY

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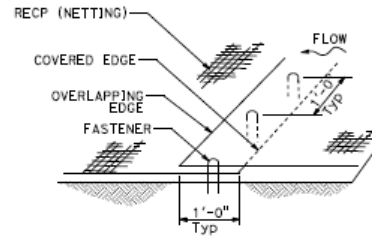
NOTE:

FOR CLARITY, PERSPECTIVE VIEWS DO NOT SHOW ALL FASTENERS.



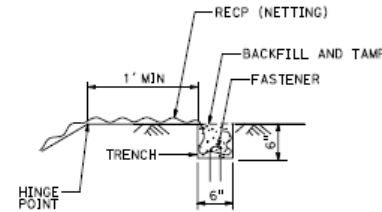
PLAN

**DETAIL A
FASTENER PATTERN**



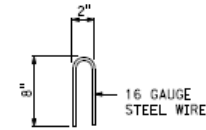
PERSPECTIVE

**DETAIL B
BLANKET JOINT**

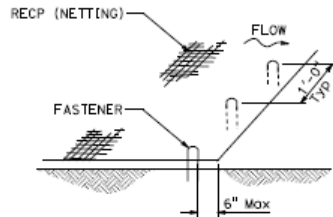


SECTION

**DETAIL C
KEY TRENCH**

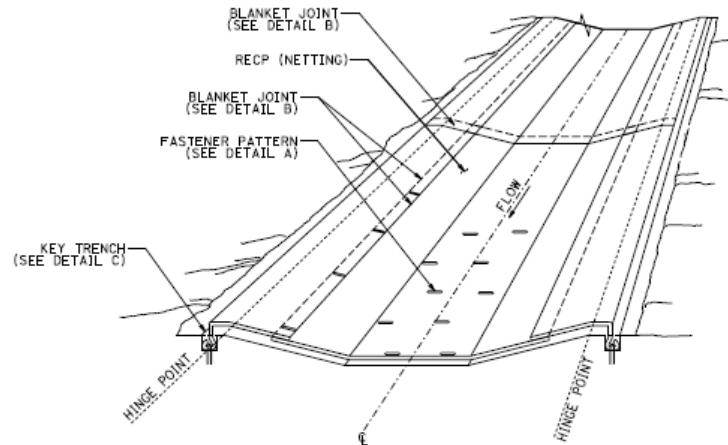


STAPLE DETAIL



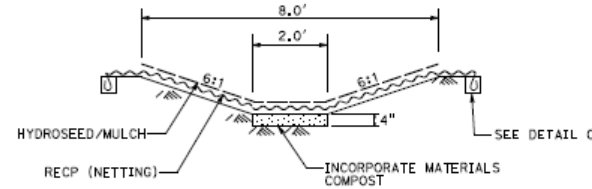
PERSPECTIVE

**DETAIL D
FASTENER PATTERN AT
EDGE OF NETTING**



PERSPECTIVE

**RECP (NETTING) IN
BIOSWALE**



TBMP BIOSWALE SECTION A-A

EROSION CONTROL DETAILS

NO SCALE

ECD-1

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
01	Men	01	0.6/1.0		

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Exp. _____
CIVIL
STATE OF CALIFORNIA

CDP-2024-0040; Caltrans GMAC Review Exhibits

LANDSCAPE QUANTITIES

PP SHEET	DESCRIPTION	BOTANICAL NAME	COMMON NAME	PLANT GROUP		PLANT BASIN		
				A	M	SOIL AMENDMENT	PACKET FERTILIZER	WOOD MULCH
				EA	EA	CY	EA	CY
1	PLANTING AREA (PP-1)	CAREX OBNUPTA	SLOUGH SEDGE		48	0.10	48	0.432
1	PLANTING AREA (PP-1)	JUNCUS EFFUSUS	COMMON RUSH		16	0.04	16	0.144
1	PLANTING AREA (PP-1)	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE	1		0.002	1	0.009
1	PLANTING AREA (PP-1)	SALIX HOOKERIANA	COASTAL WILLOW	2		0.004	2	0.018
			TOTAL	3	64	0.15	67	0.6

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
01	MEN	001	0.6/1.0		
LICENSED LANDSCAPE ARCHITECT					
PLANS APPROVAL DATE					
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LICENSED LANDSCAPE ARCHITECT

Signature

XXXXXX

DATE

XXXXXX

STATE OF CALIFORNIA

PLANT LEGEND

PLANT GROUP (SIZE)	PLANT No.	SYMBOL	BOTANICAL NAME	COMMON NAME	HOLE SIZE		BASIN		APPLICATION RATE		ON CENTER SPACING	MIN PLANTING DISTANCE FROM:	REMARKS
					DIAMETER	DEPTH	BASIN TYPE	WOOD MULCH	PACKET FERTILIZER	SOIL AMENDMENT		BACK OF CURB AND EDGE OF SIDEWALK	
					INCH	INCH		CY	EA	CY	FT	FT	
A (No. 1)	1		MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE	18	②	I	0.009	1	0.002	⑥	4.0	SHRUB
	2		SALIX HOOKERIANA	COASTAL WILLOW	18	②	I	0.009	1	0.002	⑥	4.0	SHRUB
M (LINER) ⑤	3		CAREX OBNUPTA	SLOUGH SEDGE	12	②	I	0.009	1	0.002	3	1.0	HERB
	4		JUNCUS EFFUSUS	COMMON RUSH	12	②	I	0.009	1	0.002	4	1.5	HERB

NOTES:

1. UNDERLINED PORTIONS OF BOTANICAL NAME INDICATE ABBREVIATIONS USED ON PLANTING PLANS.

- APPLICABLE WHEN CIRCLED:
- ① - QUANTITIES SHOWN ARE "PER PLANT" UNLESS SHOWN AS SOFT OR SOYD APPLICATION RATES
 - ② - SUFFICIENT TO RECEIVE ROOT BALL AND AMENDMENTS
 - ③ - WOOD MULCH MUST BE WOOD CHIP
 - ④ - SOIL AMENDMENT MUST BE FINE COMPOST
 - ⑤ - 1.5" WIDE X 5.5" DEEP OR APPROVED EQUAL
 - ⑥ - AS SHOWN ON PLANS

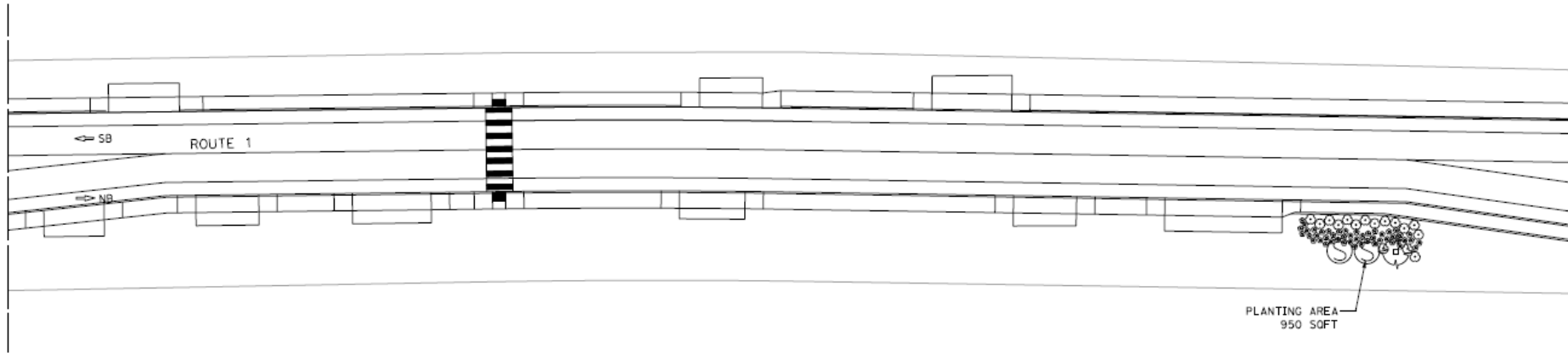
CDP-2024-0040; Caltrans GMAC Review Exhibits

NOTES:

1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT
RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.

DIST	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS
01	MEN	001	0.6/1.0		

LICENSED LANDSCAPE ARCHITECT
PLANS APPROVAL DATE
THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SCANNED COPIES OF THIS PLAN SHEET.



MENDO VINE

PLANTING AREA AT PM 0.93

APPROVED FOR PLANTING WORK ONLY

PLANTING PLAN
SCALE: 1" = 20' **PP-1**

CDP-2024-0040; Caltrans **GMAC** Review Exhibits

NOTES:

1. FOR ACCURATE RIGHT OF WAY DATA, CONTACT RIGHT OF WAY ENGINEERING AT THE DISTRICT OFFICE.

LEGEND:

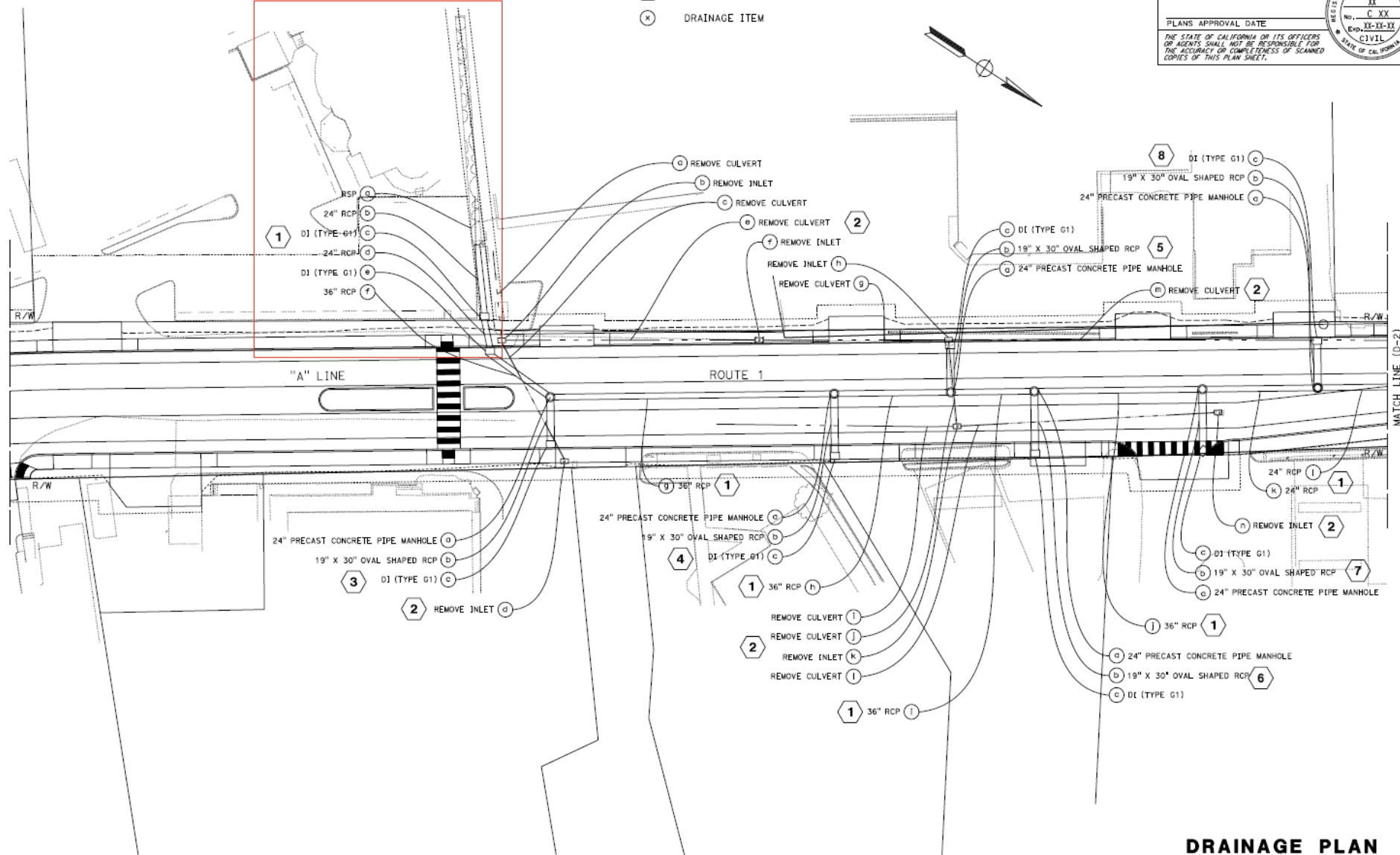

- (X) DRAINAGE SYSTEM NUMBER
(X) DRAINAGE ITEM

DATE	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET NO.	TOTAL SHEETS

REGISTERED CIVIL ENGINEER	DATE

PLANS APPROVAL DATE

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DRAINAGE PLAN

SCALE: 1"=20'

D-1