

Gualala Downtown Streetscape Enhancement Project Coastal Development Permit CDP_2024-0040

Owner/Applicant: Caltrans
Staff Planner: Liam Crowley

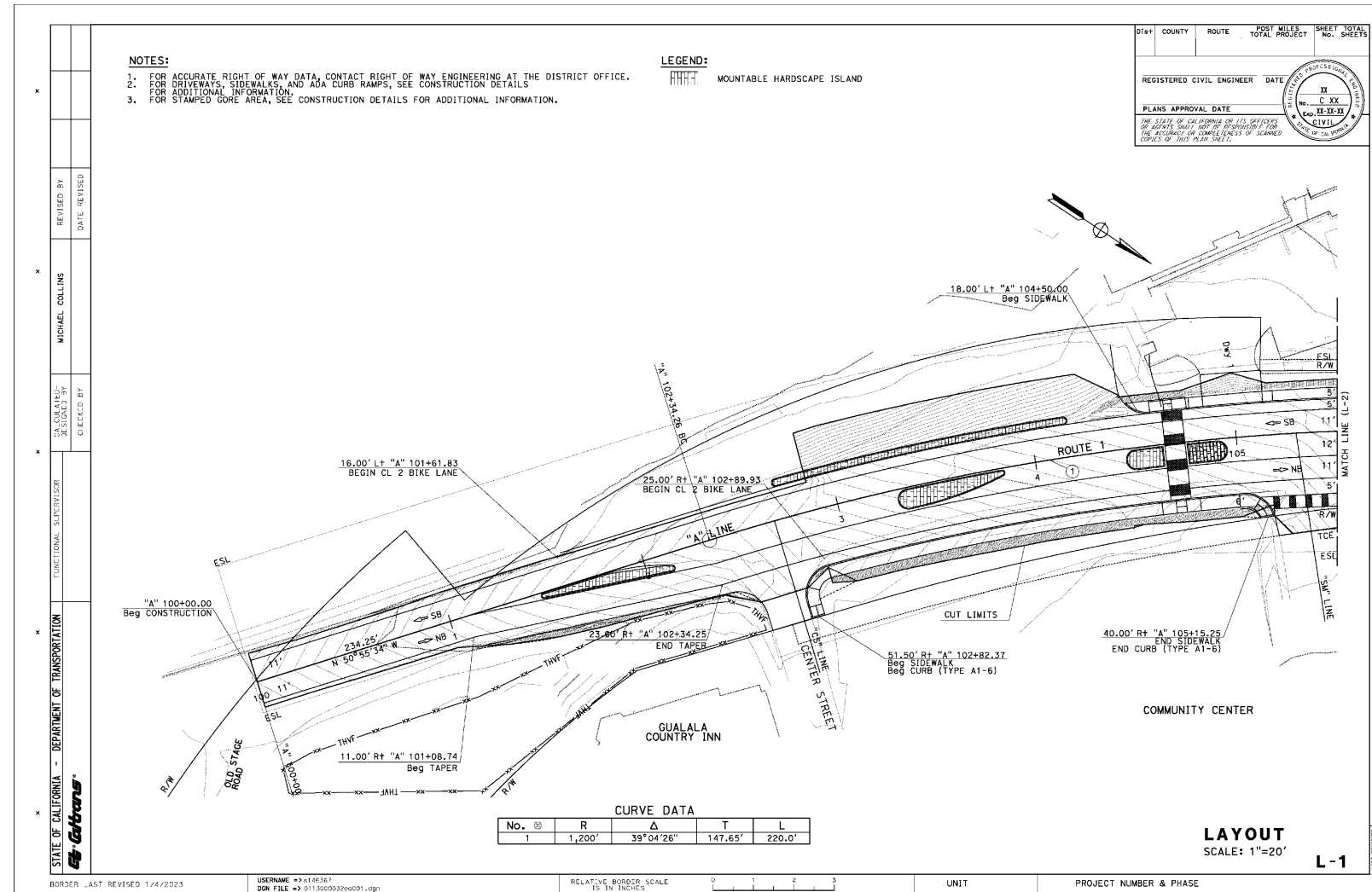
Project History

- 2005 Caltrans community planning grant to MCOG resulted in 2007 Gualala Community Action Plan and 2009 Gualala Downtown Design Plan
- 2012 Downtown Gualala Preliminary Project Study Report
- 2014 Implementation funding available
- 2016 Environmental phase began
- January 2018 Gualala Informational Open House Survey
- July 2019 Draft Environmental Document circulated and public meeting held to discuss Alternatives 1 & 2
- September 2019 Gualala “Working Group” formed and meetings held
- October 2019 Alternative 3 developed by Working Group presented at public meeting
- October 2019 MCOG presentation to MCOG Board of Directors
- January 2021 virtual public meeting to present Alternative 4
- May 2023 open house held to present Alternative 5
- November 2023 Final Environmental Document published
- November 2024 CDP application filed



Project Description

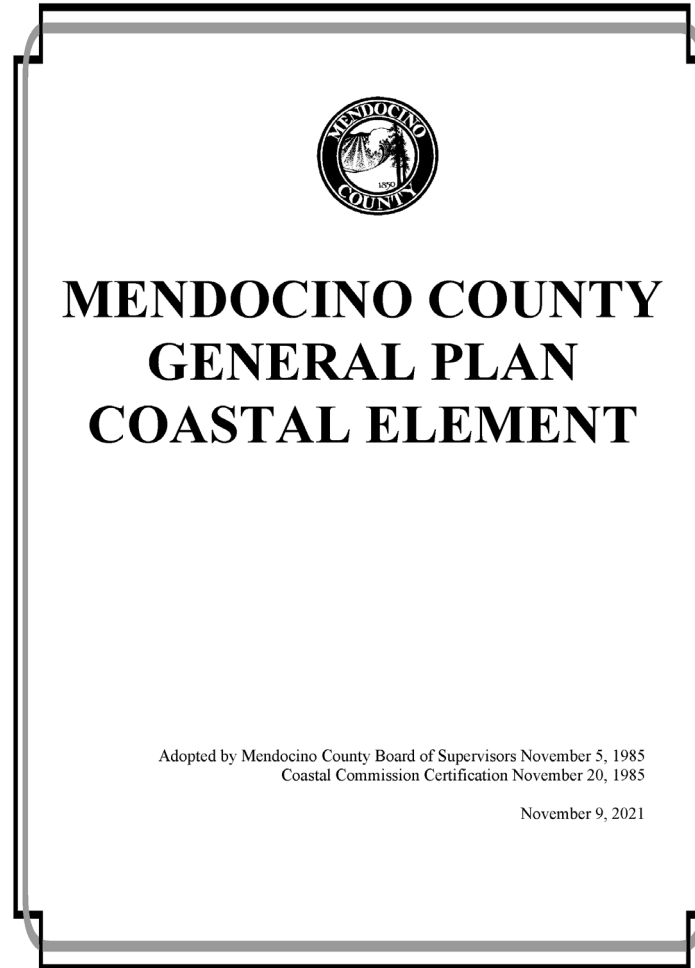
- Between Post Mile (PM) 0.6 to 1.0
- Reconfigure SR-1 into:
 - Two 11-foot-wide travel lanes
 - A 12-foot-wide two-way left turn lane (TWLTL) through portions of downtown
 - Two 5-foot-wide Class II bicycle lanes
 - 6-foot-wide sidewalks on straight alignments
 - 5-foot-wide sidewalks on straight alignments
 - An 8-foot-wide strip of ROW on both sides of street
- Install three (3) side street crosswalks
- Install five (5) mainline crosswalks
- Install pedestrian activated flashing beacons at crosswalks
- Install a radar feedback sign facing southbound traffic
- Install median islands at select locations
- Improve drainage facilities and relocate utilities as needed
- Eliminate on-street parking on SR-1
- Install bioswale near southern end of project



Layout page 1 of 4 illustrates several features of the project. Full plans included in referral packet.

Standard of Review

- Conformity with Mendocino County Local Coastal Program (LCP), including:
 - Mendocino County Coastal Zoning Code
 - Mendocino County General Plan Coastal Element policies
 - Gualala Town Plan Policies
- Adequate utilities, access roads, drainage, and other necessary facilities
- Zoning consistency
- California Environmental Quality Act (CEQA)
- Archaeological resources
- Other public services, such as solid waste and public roadway capacity
- Coastal access policies



GUALALA TOWN PLAN

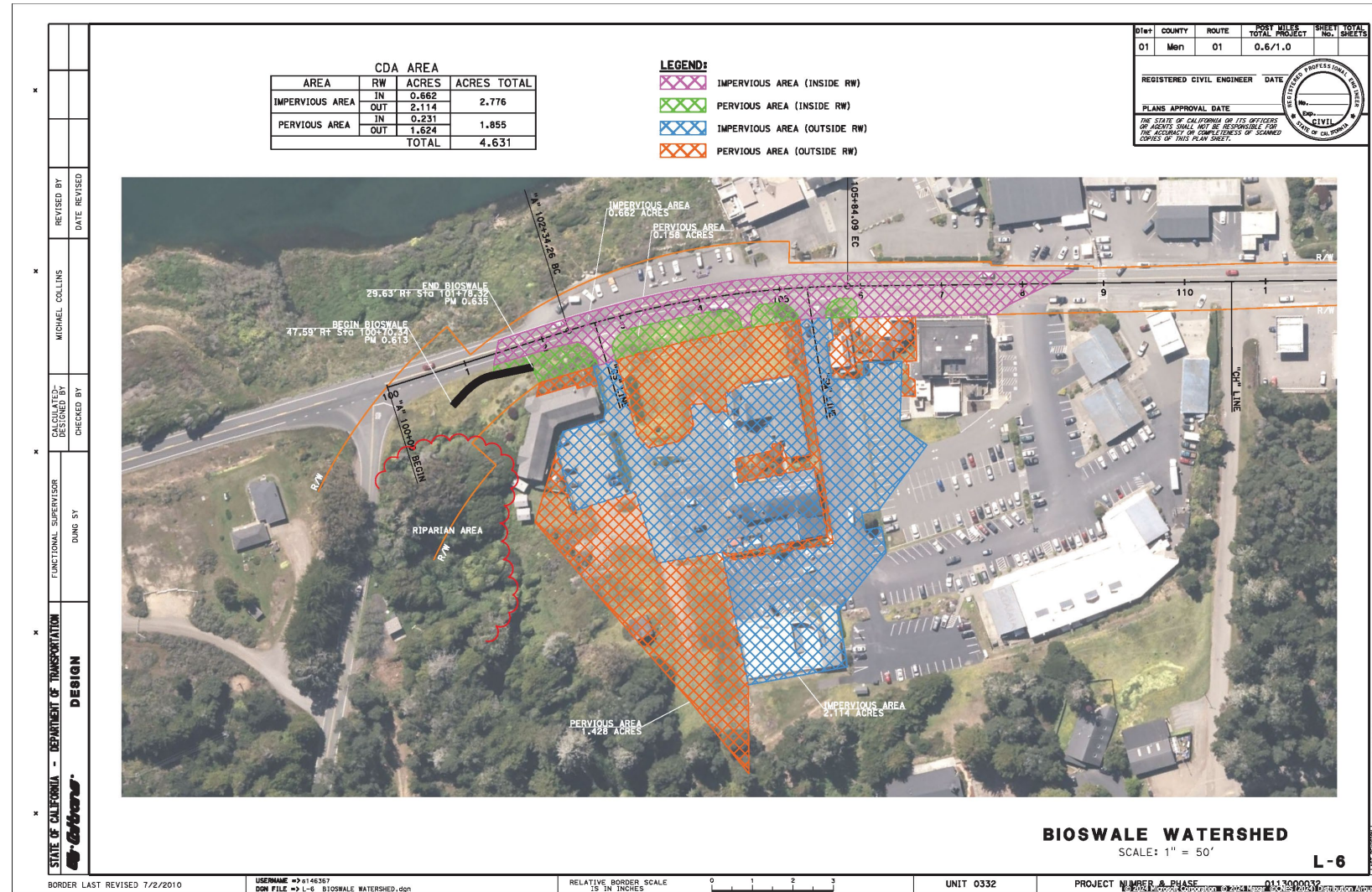


The Gualala Town Plan is Part of the Coastal Element
of the Mendocino County General Plan

January 15, 2002

Mendocino County Department of Planning and Building Services
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Ukiah, California 95482
Telephone: 707-463-4281 Facsimile: 707-463-5709
pbs@co.mendocino.ca.us
www.co.mendocino.ca.us/planning

- Elimination of on-street parking
 - Gualala Town Plan Policy G3.6-12: *"No on-street parking shall be permitted on Highway 1. County staff shall coordinate with Caltrans to develop appropriate signage."*
 - Prior alternatives that preserved on-street parking would require LCP amendment
 - Coastal Commission staff do not support LCP amendment to allow on-street parking
- Landscaping
 - Responsibility for maintaining landscaping
 - Maintenance Agreement requirement
 - Removal from project design
 - Potential for future installation of landscaping through encroachment permit
- Addition of bioswale



Next Steps

- Receive recommendations from GMAC and any other referral agencies
- Prepare staff report and recommendation
- Coastal Permit Administrator (CPA) hearing
- Hearing date TBD
- Questions/comments? Contact:
crowleyl@mendocinocounty.gov