



Email: office@hroa.us  
Phone: (805) 238-9641  
Fax: (805) 238-3430

2130 Heritage Loop Road  
Paso Robles, CA 93446  
Website: www.hroa.us

**SPECIAL BOARD MEETING  
OF THE  
HERITAGE RANCH OWNERS ASSOCIATION  
BOARD OF DIRECTORS  
MINUTES**

DATE: Saturday, October 2, 2021

TIME: 10:00 a.m.

PLACE: Recreation Barn, 2555 Equestrian Road, Paso Robles, CA 93446

DIRECTORS: Valerie Tingley, Daniel Burgess, Doreen Marty, James Cogan, Daniel Conley

---

**CALL MEETING TO ORDER**

The October 2, 2021 Special Open Session Town Hall Meeting was call to order at 10:04 a.m.

**ROLL CALL (to establish a quorum)**

Valerie Tingley, President  
Daniel Burgess, Vice President  
Doreen Marty, Secretary  
James Cogan, Director  
Daniel Conley, Director\*

\*Director Conley was not present at Roll Call. He arrived for the meeting at approximately 9:10 a.m. and was present for the remainder of the meeting.

**Others Present**

Tina Platt, General Manager  
Teessa Hanson

**PLEDGE OF ALLEGIANCE**

**PRESIDENT'S WELCOME**

Director Tingley welcomed Board Members and Attendees. She reminded everyone that all blue card questions would be taken after the presentation by the 2021 Stormwater Spillway Repairs Project and Storm Damage Engineering Team. Director Tingley continued with a brief overview of what the discussion would entail, including the Boards review of potential nature-based solutions.

Director Tingley introduced the three (3) members of the contracted Engineering Team and reiterated that all questions would be answered following their report.

## TOWN HALL DISCUSSION

1. 2021 Stormwater Spillway Repairs Project and Storm Damage Update – Engineering Team
  - Marcia Walther, MarWal Construction
  - Bruce Elster, PE, Shoreline Engineering, Inc.
  - Nick Zoetewey, PE, GE, Earth Systems Pacific

Marcia Walther presented the following information:

- An overview of the hydrology report completed using historical data to see what the water on the Ranch drains through.
- Findings indicate that 12,000-acre feet of water drains through the storm system on average during any given storm.
- Slides showing the total collapse of the system were shown. Beyond what was visible on the slide, she reported the collapse continued 4-6 feet underground.
- One contributing factor to the collapse of the 100-foot culvert is due to holes created by wildlife.
- There are no plans on file with the County or documented with Heritage Ranch for the current culvert system as built.
- The whole system has to be rebuilt, as well the import of soils to replenish the loss from storms.
- A secondary concern is that all water on the Ranch ends at a second retention pond further downstream, which is also in need of repair.

**Bruce Elster then presented\* (after this, the presentation moved between all three engineering team members, Marcia, Bruce and Nick)**

- Provided an overview and purpose of spillways.
  - Function of a pond and spillway is required by code to provide for the safe transport of water through Heritage Ranch property. The current system is designed for 25 years of 100% safety, and up to a total of 50 years to be considered “pretty” safe. By 50 years, system failure is expected. All of the current Heritage Ranch system was built in 1972.
  - 1,200 Cubic Feet per second flows through the system during an average storm.

*Marcia:*

- Rigid solution. Install pipes (plastic, concrete, poured mold) and rebuilding of fill soils, i.e. reinforcement, which should be rigid. One such solution is to have articulated mats installed, then in-fill the subsurface, which doesn't need to be perfect. (Solution 1)

*Bruce:*

- There are multiple options. The Board just has to choose what they want. Rigid is one option.
- Board can choose a natural option. (Solution 2)
- Natural solution example is boxes built out of chain link fence and filled with large rocks which will respond to the changing environment and water will filter through to the soil under. The voids are filled with soil and plants planted into the soil. This provides a symbiotic relationship with a smoother surface over time and will anchor the soils under the boxes.
- Rip rap (loose stone used to form a foundation for a breakwater or other structure) – a layer of rocks or similar material (i.e., concrete) on an embankment slope to prevent erosion is also a solution. Rocks are installed over the top of the culvert and the water rolls under. (Solution 3)

*Marcia:*

- When done properly, all three (3) proposed solutions have a lifecycle. Solution 1: 100 years; Solution 2: 45-50 years; Solution 3: 10 years.

*Bruce:*

- The Association should emphasize: *WHEN DONE PROPERLY*. When NOT done properly Heritage Ranch will ultimately experience full failure of the system.
- Uncontrolled flows (if the Board chooses the option to do nothing) will lead to uncontrolled erosion. If that goes to the pond, then Heritage Ranch will have regulatory issues and the whole system becomes a Federal regulated water course and the repairs will become much more expensive.
- Heritage Ranch first has to decide what option to choose, from nothing, to rigid, to natural, before a real cost for each area can be defined.

*Marcia:*

- Discussion moved to other pipes in the culvert-pond system beyond the collapsed spillway.
- Slides of the 7-foot pipes on either side of the spillway presented. Shown:
  - Pipes are metal. Bottoms of all the pipes are rusting out and have holes at the bottom. 7-foot pipe in the middle now measure 6'6" due to unpacked, soil causing them to slowly collapse. Shape is now an oval.
  - Original builders/designers dug a hole, dropped in the pipe and covered it. Exact length of these pipes is 95' and there are no designs on file for them.
  - No headwall exists around the pipes to protect them.

*Bruce:*

- Picked up the discussion and added detail to the slides of the pipes
  - Describe it as an invert-floor: A lot of corrosion, standing water with no original holes to allow water to seep into the soil. Over time the soils supporting the spring line have eroded and have started to poof out sideways. The top is pressing down and it is becoming an oval. Sand (one of the original elements mixed in the soil originally packed under the pipe) is non-cohesive/erodible and as it starts to move away is lost as water moves downstream.
  - Options are to go back in with another galvanized pipe, plastic or do a concrete box culvert which has a 150-year life-span.

*Marcia:*

- Continued presentation on the remainder of the Heritage Ranch waterway system.
- Multiple 4' pipes under roadways not built in a straight line and in the process of failing.
- Another priority area that is closer to total failure is the 7-9' pipes that run under Gateway Drive.
  - Repair would cause a lane closure
- Built in a straight-zigzag-straight pattern towards the pond.
- A huge debris build up has occurred due to the sharp corners within these pipes.
- The bottom is almost gone and has already failed. Both these and the 4' pipes had a 30 year life and are now 48 years old.

*Bruce:*

- Bruce addressed other issues with the current stormwater pipe system:
  - Some of the pipes are broken in half and are experiencing corrosion failure, which left undisturbed are going to fail.

- To repair them now is going to be much more economical, but waiting for full collapse is an option.

*Marcia:*

- Final area to look at was the 3-pipe system on Comanche.
  - The middle one has a pit, but they don't know how far back.
  - Because of the cracking, concrete is popping through to the road.
  - Example slide provided.

*Nick:*

- Concrete popping through, In layman's terms:
  - The pipes are moving down, approximately 6'.
  - Sediment is creating a low support condition and the asphalt is cracking above.
  - Cars are carrying pieces of the asphalt down the road.
  - The concrete gets exposed.
- Regarding the drainage at Gateway, at the beginning of the rock spillway there are 2' holes in the ground, and at the end the holes are as big as 8', presenting a significant safety issue at the roadway edge. This area needs a more thorough investigation.

*Marcia's Conclusions:*

- Failure is going to happen and the drainage issues need to be controlled. When the system was built, it was not done correctly.
- When the system was originally built, the County relied on the developers, soils engineers and related consultants to do it correctly. Today, there is still not a lot of County oversight, but they do come out occasionally, especially for a Stormwater project.
- Other areas of the Ranch experiencing similar failure:
  - Heritage Loop Road – the end of drainage pipes have broken out, causing 9 of the 11 structures to have failed, some within 10 feet of the road edge. (Built in 2005)
- Pipe and Chain, one of the guardrail types in 1990. They look like good guard-rail, but they are splitting.
- In total, (16) drainage and stormwater pipes are failing underneath Heritage Ranch roadways.

The Engineering Team PowerPoint presentation with visuals can be found on our website at <https://hroa.us/hroa-bulletin-board#board-communications> with the 10-02-21 HROA BOD Town Hall Meeting Minutes.

## **MEMBER COMMENTS ON NON-AGENDA AND AGENDA ITEMS**

### **DIRECTORS COMMENTS / QUESTIONS / REQUESTS**

This agenda item is for the Directors to ask any questions of staff they have for clarification; provide a reference to staff or other resources for factual information; request staff to report back at a subsequent meeting concerning any matter; or direct staff to place a matter of business on a future agenda.

Following the presentation, the Board asked questions of the engineers regarding the program.

The Board initially asked about other options:

- Nature-based solutions

- Detention ponds versus retention ponds

Funding Sources – the Association is actively looking into a variety of possible funding sources to pay for this project. Unfortunately, as a private, non-profit homeowners association, grants may not be available to us. Possible funding sources include:

- Construction Loans
- Lines of Credit
- Special Assessments
- Grants – In general, community associations like Heritage Ranch are typically not eligible for private grant programs. However, State or local governments may be. It has been suggested that we reach out to our local government to see if they can assist us. Since we know that a portion of the two (2) square miles of watershed area that flows into our retention pond comes from the G14 and road shoulder areas, which are County highway and roadway areas, there may be funding available to us through the County.
- FEMA/SBA Loans – The Association through members of our Emergency Services Committee have checked and it does not appear that we would be eligible for FEMA funds, as this incident was not declared an emergency by any government entity.

#### Next Steps

- Obtain a second opinion and set a budget (add to October open session agenda)
- Look for/hire a grant writer (add to October open session agenda)
- Contact Supervisor Peschong and Assemblyman Cunningham to discuss possible grant monies – Director Cogan to assist.

#### **MEMBER COMMENT GUIDELINES**

Director Tingley reminded everyone that we will have a full open session meeting on Thursday, October 28, 2021 where they will have the traditional agenda section for member comment on non-agenda and agenda items. She requested that those in attendance here today to remain on the topic of our stormwater spillway repair project. The audience was also encouraged to write any question on one of our blue cards and the Board would respond directly.

#### **MEMBER COMMENTS ON NON-AGENDA AND AGENDA ITEMS**

#### **ADJOURN**

*Motion to adjourn at 11:56 p.m. by Director Marty, second by Director Burgess.*

*The Board briefly reconvened from 12:03 p.m. to 12:25 p.m. to identify items for the October 28, 2021 Open Session agenda. The following items were identified:*

- Break down costs for each Phase of the project
- Prioritize project(s)
  - Winterize
  - Spillway
  - Upstream
  - Downstream
- Discuss nature-based solutions (the Board is very much in favor of following this path)
- Maintenance/winterizing of the current failure (the Board believes that this needs to be addressed)

- Discuss the possibility of contracting with our own State/qualified Inspector for the project
- Reach out to Nick Zoetewey to discuss the soils report
- Funding

President Tingley to prepare a draft of this agenda item to send to the Board for their review and input.

Respectfully recorded and submitted by: Doreen Marty, Secretary.

---

DRAFT