



GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

Minutes for 5 March 2015

03/21/2015

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 5 March 2015 at the Gualala Community Center (GCC) in downtown Gualala, California. Council Members present were: Barry DuCharme, Ron Eckert, Charles Ivor, Robert Juengling, Eric Mills, and Jeff Watts. Special Guests were Phil Dow Executive Director of Mendocino Council of Governments (MCOG) and Greg Warner, Chief of the South Coast Volunteer Fire Department (SCVFD). Administrator Mary Moberg and twenty-six members of the public were also present (see sign-in sheet and speaker's cards). Council Chair Watts convened the meeting at 18:30.

1. **Introductions and Announcements:** Council Members introduced themselves.
2. **Consent Agenda: Minutes of 5 February 2015 and Correspondence:**
 - a. **it was moved by Council Member Juengling, seconded by Council Member Eckert, and unanimously carried that the 5 February 2015 minutes be approved as presented.**
 - b. **Correspondence:** (see attached):
 - i. E-mail: Mary Sue Itrner regarding Gualala Community Action Plan p (GCAP) parking issues; will be addressed at **Item 7**
 - ii. California Water Plan e-News; acknowledged as received.
3. **Approval of the Agenda (see attached): It was moved by Council Member Ivor, seconded by Council Member Juengling, and unanimously carried that the agenda be approved as presented.**
4. **Public Input on Non-agenda Items:** None
5. **Monthly Report: Mendocino County Law and Code Enforcement:**

Greg Warner, Chief of the South Coast Volunteer Fire Department (SCVFD), stated the Coast was short of CHP and Sheriff's law enforcement officers. It will be at least six months before any new officers are on duty.
6. **CDP #2011-0023 (Stevenson): Location 46900 Fish Rock Road, APN 144-012-10;** Coastal Development Permit to construct a single-family residence, garage, workshop, and associated development. Council Members Juengling & Mills walked the property. The owners, Irving and Rita Stevenson, were present to answer questions.

Council Member Juengling stated the owners walked the property with Council Members during their visit. The parcel is a "less than three acre timber conversion," i.e., timber land that had been converted to residential use. "It's a challenging site" with much of the vegetation already stripped from the parcel. Items not indicated on the plans were: the water delivery system; underground utilities; propane tank; septic system and its primary and secondary leach fields; location of the water source for the well; buffer area where pine trees have been cut and have started to grow back, and; setback from the top and bottom property lines. A Botanical report was received from Planning and Building (see CDP Archives). There was much work to be done: excavating; cutting a road across the parcel to get to a well site; drilling the well; foundation grading, and; building the home and garage.

Council Member Mills said the buildings were well situated but the workshop's location was not clear. A riparian area runs through the property; buildings will not encroach. He sees no problems.

Council Chair Watts also walked the property. He was very impressed with the Botanical Report, which was very thorough in listing plants, fish, insects, trees, and shrubs. He asked:

- 1) if the Botanical Report mentioned removal of alien, invasive species such as Scotch Broom (*Cytisus scoparius*) and Acacia (*Acacia decurrens*). **Mrs. Stevenson** said it would be addressed.
- 2) did the Botanical Report say that any brush or limbs would be chipped? **Mr. Stevenson** said yes.
- 3) why the routes of telephone lines, TV cable, and power conduits, and the location of the electric meter and power pole are not indicated on the plans. **Mr. Stevenson** stated all the cables will be under ground and the pole is located at the parcel's south-east corner but on the neighbor's parcel.
- 4) if the well's location was above the house, suggesting it may need a booster pump; and where the water tanks were located. **Council Member Ivor** said yes, the well will be on the upper corner of the property and indicated it on the site plan; the tanks were not shown.
- 5) for a better grading plan than was furnished in Section 8 of the CDP. There will be more than 50 cubic yards of cut-and-fill moved and a plan would indicate where soils would be put with before and after contours shown on separate pages. **Mr. Stevenson** said no soil would leave the site but be dispersed to level certain areas and into berms for erosion control. **Council Chair Watts** reiterated that the location needed to be indicated. He asked if the average slope was around 20%. **Mr. Stevenson** said it was 10% to 13%.
- 6) with a 1,600 square-foot house, there was a lot of runoff in a downpour, so, where does the runoff lead;. **Council Member Ivor** indicated a drain on either side of the house's foundation and where the run-off would drain. **Mr. Stevenson** noted there would be no gutters on the house.
- 7) that a turnaround for emergency vehicles be added to the plans at the garage/house area.

Chief Warner stated the law requires all new structures to have a fire sprinkler system. This would entail an additional water tank devoted to that system, and a pump and a generator when power was lost. **Council Member Ivor** suggested using runoff to fill the fire-dedicated water tank.

Council Member DuCharme felt the setbacks were minimal and, though the land was "a bit of a challenge," he saw no problem with the project.

It was moved by **Council Member Juengling**, seconded by **Council Member DuCharme**, and unanimously carried 6 YES, 0 NO, that the project be recommended for approval provided the owner be required to strictly adhere to the Botanical Report's recommendations and the plans be amended by adding the following:

- 1) indicate where the underground utility lines for electricity, telephone, and cable TV will be;
- 2) show the locations of: all water tanks; propane tanks; water delivery system; electrical/telephone pole at the south-east corner of the property; septic system; primary and secondary leach fields; driveway emergency-vehicle turnaround; ingress and egress to garage and turnaround area;
- 3) a grading plan—especially for the well site and road to it— to include the house/garage site, driveway and turnaround area, and any other grading to be done; indicate before and after contour lines, and;
- 4) indicate the location of the trees to be cut and those to be left.

Council Member Mills will write the letter to the County.

7. Discussion: Downtown Gualala Parking Issues:

Council Member Ivor read Mary Sue Ittner's e-mail regarding Gualala Community Action Plan's (GCAP) parking issues (see attached). **Council Chair Watts** introduced Phil Dow, Director of Mendocino Council of Governments (MCOG). **Council Member Juengling** hoped attendees had read the *Gualala Community Action Plan, Downtown Design Plan Phase II, Chapter 4, Downtown Parking Plan*, pages 32 – 48 to be informed on what Mr. Dow would address this evening.

Steve Smith, The Sea Ranch resident, asked if the Gualala Hotel shares parking spaces with other businesses. **Council Member Juengling** said yes, eleven spaces with Gualala Pharmacy's building.

Phil Dow stated the GCAP's parking problem is really a "distribution problem" and "a local issue" that should be solved locally with businesses sharing joint lots with other businesses. A more complicated answer was forming a Parking District, which was a planning issue needing help from County Planning and Building. MCOG may be able to get grant funds for its formation and implementation. At present, parking was not his priority.

Mr. Smith stated the post office crosswalk is now 40 feet across from one street-parking area to the other. With GCAP's proposed bicycle lane and two-directional turn lane into both the post office and Surf Market's parking lots, he sees safety issues with alignment of these lot's entrances and compliance with the federal Disabilities Act and Intermodal Surface Transportation Efficiency Act (ISTEA). The roadway will no longer have a slowing effect on traffic it has now when cars pause to turn. He hoped these safety issues and alignment into parking lots would be addressed.

Mr. Dow said the plan has refuge islands six foot in width at key crossing areas and driveway access would be consolidated. The plans comply with the Disabilities and ISTEA acts and, though CalTrans will do the construction, MCOG will pay for the improvements through its allotment of State Transportation Improvement Program (STIP) funds.

John Bower, Gualala-area resident, distributed photos taken over a nine-year period of commercial vehicles using parking spaces now available from Ocean Drive to the lot south of the Sandbar Restaurant. When a large funeral is held in either of the Churches on Church Street, every parking space was taken on Church Street, West Moonrise, Ocean Drive, in lots for the Churches, the South Coast Volunteer Fire Department (SCVFD), and Coast Life Support District (CLSD), and some on Highway One and at the Sundstrom Mall. There is no room for emergency vehicles on the roads above Highway One and cars couldn't leave the area quickly. With its new Urgent Care program now in place, Redwood Coast Medical Services (RCMS) has experienced parking issues, especially when CLSD holds meetings and blood drives.

Pacific Gas and Electric (PG&E) line trucks are pictured making repairs but GCAP doesn't allow street parking so PG&E will not be able to make repairs without blocking traffic. Delivery trucks, especially large gasoline tankers, will have no room to deliver their goods. Campers and large motor homes won't be able to stop to shop or eat; no space is provided for that.

On weekends, sales tables are occupying the large-vehicle pullout south of the Sandbar Restaurant blocking access to the area and denying other vehicles, including emergency responders, to pull off the highway. The public should be able to access the area and it is now being denied them. **Council Member Watts** noted GMAC discussed the issue at the 5 February meeting and sent a request to CalTrans to post NO VENDING signs on their right-of-way (see Minutes Archives: 5 February 2015).

Mr. Bower asked how emergency vehicles accessed the roadway with islands and vehicles blocking it. **Mr. Dow** stated the islands were canted, mountable curbs so emergency vehicles could drive onto their sides and be able to pass traffic if it was at a standstill.

Bill Merget, resident of Cypress Village, is a member of the Cypress Apartments Home Owner's Association (CAHOA); several members of which were also attending. They wanted GMAC to know what CAHOA was doing and inquire where they could assist their community.

Ms. Steinpress was also a member of CAHOA. She and her husband moved to Gualala 1 ½ years ago and found the highway between their apartment and downtown was "not walkable and didn't feel safe." She believes the GACP will beautify the area and allow pedestrians easy access to shops and restaurants. Gualala's parking areas have an "ad hoc, wild west feel" with people "parking wherever they want." On weekends, pedestrians are dodging cars and it's not clear where it's safe to park or walk, or where it's even legal to park without getting a ticket.

She was impressed with GCAP's design and pleased there were funds to accomplish it. With the Stornetta Lands bringing more tourists to- and through the area, Gualala should become forward thinking, making the area safe for everyone. She suggested an ad hoc committee be formed to discuss parking issues, especially for large vehicles. **Mr. Dow** thought it a good idea; the time was right and he volunteered to attend meetings.

Council Member DuCharme agreed with the Mr. Dow's assessment of Gualala's parking problem being a distribution problem that should be solved locally, with the key problem area being around the post office. There were the two huge red flags that "pop out" when considering traffic and parking issues. He read from The Gualala Town Plan of 2002: 1) "street access points should be consolidated to minimize curb cuts. Shared access between the adjoining properties minimizes disruption of traffic flow, reduces potential points of conflict between through and turning traffic, and facilitates the control and separation of their movement," and; 2) "Entrances and exits shall be located a safe distance from street intersections and shall not create dangerous situations for pedestrians and motorists."

When dealing with large trucks, smaller vehicles have a hard time getting around and past them and it's much easier to get onto or off the highway by a different route than dealing with the truck situation. The Gualala Town Plan and the GCAP are at odds in how to handle the situation. Directing the ebb and flow of traffic through those lots would help considerably, keep decisions local and costs low, and should be addressed at future GCAP meetings by the ad hoc committee or GMAC.

Time is coming when Gualala will have to address "build-out," i.e., water demands, larger sewer infrastructure, business-area growth, etc. People are invigorated now and ready to talk about it. It's time to identify and address Gualala's strengths and weaknesses; its opportunities and threats; what has been decided, what is current, and what can be put off for the future. Asking what Gualala truly looks like today, the perceived perception of today as opposed to the future, how would rate-payers fit into any monetary decisions, and how those answers fit into the big, overall picture. Perhaps borrowing solutions found by other communities could answer to some of Gualala's present problems. He volunteered to be on the ad hoc committee.

Council Member Juengling noted some of Mr. Bower's photos were of temporary situations, such as the PG&E trucks repairing infrastructure, and wouldn't be seen on a day-to-day basis. There is still the large question of truck and delivery-vehicle parking downtown. Delivery trucks don't want to enter the Sea Cliff Center because of the tight turning space. They always park on the street and deliver goods from there. Food trucks block Ocean Drive when delivering goods to Bones Roadhouse. He wondered if the center turn lanes could be temporarily used for deliveries. The CalTrans parking/pull-out area south of the Sandbar Restaurant should be included in GCAP's improvement plans.

Council Chair Watts suggested a retaining wall be built on the property line of the Sea Cliff Center and CalTrans right-of-way so a parking/pull-out area could be developed for delivery trucks. **Mr. Bower** noted there would be no on-street parking in the downtown area when GCAP is implemented.

Council Member Juengling said GCAP's plans show Highway One's width would be held to its present 60 foot right-of-way. To accommodate parking at Sea Cliff, the width would have to be 80 feet, which could not be done.

Coleman Smith of the Gualala Community Center noted that from time to time they rented out their building and parking lot of 55 spaces for local events—the Flower Show, Farmer's Market, Senior's Lunch, special celebrations. and Pay 'N Take—, which cut available parking spaces at those times.

8. Gualala Community Action Plan – Gualala Streetscaping:

Mr. Dow distributed MCOG's GUALALA COMMUNITY ACTION PLAN (DOWNTOWN STREET-SCAPING CAP) UPDATE—a modification of the report given 3 April 2014 (see Minutes Archives)—and stated he had some good news and some bad news. The good news is CalTrans will complete the project with MCOG's STIP funds (see **Item 7**, above). The Project Study Report (PSR) was finished and approved by CalTrans this spring. A total of \$340,000 was allotted from 2014 STIP monies to complete the Environmental Phase scheduled for Fiscal Year (FY) 2015/16.

The bad news is, the Environmental Phase may have to be temporarily delayed. Presently, there are no identified funds for the Design, Right-of-way, and Construction Phases. There is a “shelf life” of five years with all federal and state funding, and projects must flow from phase to phase. Since doing the Environmental Phase with funding as it stands now, the project’s shelf-life would go over the time allotted and GCAP would have to start from the beginning again.

Mr. Dow has a few doable plans he can use to continue the project; keep it moving forward, find money, and keep it on track. That may include holding the start of the Environmental Phase for a year or two. His board unanimously agrees GCAP will be done ASAP but, when speaking of highways, ASAP means “dog years; seven years to do anything.” GCAP has taken less time getting to this point than he anticipated it would; he will help it happen, preferable sooner than later. Better a little setback than loss of the whole project.

Council Member Juengling asked if the Design and Right-of-way Phases would go into the FY 2016-17 STIP cycle. **Mr. Dow** said MCOG had to adopt FY 2016-17 STIP projects by 15 December 2015. The plans are then sent to CalTrans in Sacramento that adopts them by 15 April 2016. It’s then submitted to the Federal Transportation Department for five years of funding starting in FY1 July 2016. The next cycle starts again in FY 2018-19 when MCOG hopes to get more money but there have been years when they haven’t.

Council Member Juengling asked if construction monies of \$2.3 to \$2.8 million are considered small change. He noted the Gualala Undergrounding cost PG&E \$7 million. **Mr. Dow** said not to him but to CalTrans in Sacramento, yes it was.

Mr. Bower asked if there still will be California Coastal Commission issues to be resolved and how long would it take. **Mr. Dow** said yes, especially with the width of the highway. **Mr. Bower** felt time was an asset in this case. It gave people time to get more comfortable with the idea and state agencies to work together to solve issues.

Council Member DuCharme thanked Mr. Dow for his persistence with various projects in the County, especially GCAP. **Council Chair Watts** thanked him for coming and his updated report.

An eight minute break was taken between 20:36 and 20:44.

9. Drought: State of Emergency and Status of the Gualala Water Moratorium:

Council Member Ivor stated the community should continue to be concerned about the drought’s effect on our rivers and the fish and wild life that live around them. The pressure of pollution through the years has depleted the salmon and steelhead populations; “they need all the help they can get.” He urged those present to volunteer with *Friends of the Wild River* and other organizations to preserve this precious commodity; “walk it, see it, enjoy it.” For a long time, people have come from all over the world to see it and fish it. He hadn’t caught a fish in a long time, probably because of the drought but, whatever can be done to help the Gualala, Garcia, Navarro, and Russian Rivers, should be done.

Council Member DuCharme asked what organization had won the bid on the Gualala Redwoods, Inc. land. **Council Member Ivor** said that hasn’t been announced as yet. **Council Member Juengling** noted everyone hopes it will go into the hands of a conservation group. He asked how North Gualala Water Company’s (NGWC) loan with the State Revolving Fund was going.

John Bower said, since only one person was in charge of processing applications for the state, nothing was happening. The woman said he should be patient; wait his turn. **Council Member Juengling** stated he was worried about the four-year drought’s effect on the local water supply and asked if the loan process would be faster if NGWC were a public entity. **Mr. Bower** felt there would be different issues involved but the time would be the same. There had been droughts before and for longer periods of time. Things always change and worrying about it wouldn’t fix matters. Looking at it to find solutions was more productive.

Male attendee asked if residents installing 5,500 gallon water tanks containing water catchment and used for irrigation, gardening, and/or firefighting only would help with water conservation. **Mr. Bower** said it would help when water was present but once used, no water would be added in the summer from catchment sources and NGWC would be supplying water for irrigation again.

Council Member Juengling noted that in the past, Council Chair Watts suggested large water tanks be supplied by NGWC for a neighborhood's joint use, which acted as part of the entire water-storage system. **Mr. Bower** said the water couldn't be guaranteed to be potable from one tank to another.

Jerry Lucey felt Mr. Bower was a "wishy-washy" person. In 1990, the **State Water Resources Board** mandated NGWC identify an alternative water source for use whenever the Gualala River dropped below the specified levels stated in their regulations. In those twenty-five years, NGWC has done nothing; this inaction had cost the rate payers around \$330,000.

This week, 6 March, the Independent Coast Observer (ICO) ran an article (see Minutes Archives) stating the State Public Utilities Commission (PUC) will hold a public meeting in Gualala on Thursday, 19 March for public comment on the repayment of the Water Bond Act loan for which NGWC applied two years ago. NGWC would have to raise monthly service charges by 34% to pay for infrastructure expansions and the cost of non-compliance with the 2001 state order to prepare a Surface Flow Management Plan and Water Supply Contingency Plan.

The NGWC is now asking rate payers for another \$471,000 to document preparation; that will bring the total to over \$750,000 for NGWC to do nothing. Twenty-five years should have been adequate for NGWC to identify an alternate water source no matter what obstructions were in place. Lack of action has depleted the fish populations, caused the building moratorium, and effected business by encouraging tourists to go elsewhere. He urged those present to attend the PUC meeting.

10. Council Chair Watts' Report:

Council Chair Watts asked Administrator Moberg to contact County Planning and Building and update the GMAC Contact List with the names of the new planners in both offices. Administrator Moberg said she would do so and then e-mail the list to Members.

11. Council Matters:

a. Gualala Community Action Project (GCAP Streetscaping: See Item 7 (above).

b. Various CalTrans & County Issues: None

12. Treasurer Eckert's Report:

Treasurer Eckert reported GMAC's account balance is \$596.91. He sent two e-mails to the Supervisors stating that fact and asking for funding. In researching GMAC's account, the last funding from the County was deposited in February 2014, and before that, in October 2012, both were for the annual \$3,333.33. Deposits are very inconsistent and undependable. Money was supposed to be deposited this February but it hadn't arrived and he didn't know when it would.

Council Chair Watts noted it wasn't the County's intention to "put us out of business." The Council had few expenses above Administrator Moberg's monthly invoice. **Council Member Ivor** asked if Council Chair Watts would phone Supervisor Hamburg to request his help on this issue. **Council Chair Watts** said he would.

13. Webmaster Mills' Report:

Webmaster Mills' stated the new hard drive was installed in his computer and GMAC's website was in good running order; but the February Minutes and tonight's Agenda weren't posted before the meeting. The site was old and needed updating; then documents could be added monthly. It was clear he didn't have the background or experience to update and run the site, even with Bob Mitchell's help, and he needed to resign his position.

If there was no Council Member to fill the position, GMAC would have to hire someone to update and add documents monthly. What took him an hour to achieve would take a professional five minutes to do.

After discussion, **Council Member DuCharme** said he would fill the position for a trial period to see if he can do it but he would be working in Sacramento where his computer was located. He and Council Member Mills will meet with Bob Mitchell this month about the site.

14. Administrator Mobert's Report:

Administrator Mobert reported GMAC received CalFire's notice of annual renewal of their weekly Timber Harvest Plan Submissions Report (see attached). She returned the renewal, so GMAC will continue to receive the mailings through February 2016. She reported working 19.42 hours for \$291.25; with \$13.85 in materials, the February invoice totals \$305.10.

15. Announcements:

The quarterly Sheriff's Forum will be held at the beginning of GMAC's next meeting, 2 April starting at 18:00. All are invited to attend.

16. Agenda for the next meeting Thursday, 2 April 2014:

- i. Sheriff's Forum with Tom Allman
- ii. CDPs received before the 20th of the month
- iii. Various CalTrans and County Issues (Council Member Juengling)
- iv. Water Issues and the California Drought (Council Members Ivor and Juengling)
- v. Gualala Community Action Plan (GCAP) Update (Council Member Juengling)
- vi. Gualala Parking Issues (Council Members Juengling and Watts)
- vii. 2014-15 Budget and Request that GMAC's Annual County Allotment be Deposited (Treasurer Eckert)

17. Adjournment: It was unanimously agreed the meeting adjourn at 21:17.

Respectfully Submitted,



Mary Mobert, GMAC Administrator