



GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

Minutes for 7 May 2015

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 7 May 2015 at the Gualala Community Center (GCC) in downtown Gualala, California. Council Members present were Barry DuCharme, Charles Ivor, Robert Juengling, and Jeff Watts. Council Members Ron Eckert and Eric Mills were absent. Administrator Mary Mobert and nine members of the public were also present (see sign-in sheet and speaker's cards). Council Chair Watts convened the meeting at 18:32.

1. **Introductions and Announcements:** Council Members introduced themselves.
2. **Consent Agenda: Minutes of 2 April 2015 and Correspondence:**
 - a. it was moved by Council Member Ivor, seconded by Council Member Juengling, and carried 3 YES (Council Members Ivor, Juengling, and Watts), 0 NO, and 1 ABSTENTION (Council Member DuCharme) that the 2 April 2015 Minutes be approved as presented.

b. Correspondence (see all attached):

I. Letter: *Cypress Homeowners Association* re. Gualala Community Acton Plan Streetscaping Project

II. E-mail: Sue Haun of Mendocino Council of Governments re. Electric Vehicle Charging Stations Forums

It was decided both would be addressed during **Item 8. Chairman Watts' Report.**

3. **Approval of the Agenda (see attached):**
It was moved by Council Member Juengling, seconded by Council Member Ivor, and unanimously carried that the agenda be approved as presented.

4. Public Input on Non-agenda Items:

John Bower, Gualala-area resident, stated the *Center for Biological Diversity* and *Friends of the Gualala River's* appeal against the Bower Trust Nonindustrial Timber Management Plan (NTMP) was rejected by CalFire and the CalFire Appeals Board that refused the motion that the appeal be referred to the California Supreme Court. No further action can be taken in the matter.

5. Monthly Report: Mendocino County Law and Code Enforcement: None.

6. **CDMS #2015-0002 (Sundstrom, Seefeldt, & Hillmer); Location: 38701 Old Stage Road APN 145-011-01;** Minor Subdivision of a 23.9±acre parcel into four (4) parcels of 5.0±, 5.0±, 6.9± acres, and 7.0± acres in size; (Council Members Juengling & Watts).

Donald Sundstrom and Emani Seefeldt were present to answer questions. **Council Member Juengling** noted the 60 foot wide easement. **The owners** said it served all four parcels and included utility easements as well. The road is 18 feet wide with turnouts every 150 feet and a 20 foot wide entrance gate. A failing culvert at the beginning of the road will be replaced with an apron and the road will be graveled and reconfigured to meet CalFire requirements after it's inspection. Electrical services cross above Old Stage Road, enter the property to a pole, and will be undergrounded to all properties.

Council Member Juengling asked about approved water and septic and the existing water tanks. **The owners** stated perk tests for all the properties had been done and indicated the reports on each. The various permits have been filed with the County and CalFire. They have a NO SERVE letter from North Gualala Water Company, so, eventually there will be a well of 1-2 gallons a minute drilled for each property. At present only one well is planned. In the future, homes will be built on the properties with up-to-date sprinkler systems. Homes will be situated beyond the 30 foot setback requirement.

It was moved by Council Member Juengling, seconded by Council Member Ivor, and unanimously carried that the project be recommended for approval provided the water wells, septic systems, and setbacks be approved for all four parcels by the Mendocino County Health Department and all the parcel's grading plans be approved by Mendocino County Planning and Building Department. Council Member Juengling will write the letter to the County.

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

Council Member Ivor noted that some in state government predict this will be a seven-year drought.

8. Council Chair Watts' Report:

Council Chair Watts read the letter from the *Cypress Homeowners Association* regarding the GCAP Streetscaping Project(see attached) and asked if the Council should respond with a letter of acknowledgement "to reassure them that, yes indeed, we have, we are, and we will" lend support. **Council Member Juengling** noted the letter had already been printed in the Letters to the Editor section of the *Independent Coast Observer* (ICO) (see Archives; ICO article 24 April).

The phrase "...promoting its [GCAP Streetscaping Project] expeditious implementation" found at the end of paragraph three was discussed. **Council Member DuCharme** disagreed that GMAC would 'promote expeditious implementation' stating, at the April meeting, GMAC decided it could not do so because, only funds for the environmental phase are available, "we can't break dirt," and the present permit would expire before this could be accomplished. It was decided to postpone moving the project forward until a way could be found to accomplish the various tasks needed in the permitted time.

Council Member Juengling said GMAC would be promoting the project to its fullest extent in future years. **Council Chair Watts** noted the Environmental Report was presently being finished and submitted. Phil Dow, of Mendocino Council of Governments (MCOG), is working to find the next several phase's funding, contracting with a firm to prepare the plans, contacting owners to gain rights-of-way, etc.. He will then open the project for bids; "there's a lot to it."

Council Member Juengling said the environmental phase starts, with CalTrans receiving money, in 2016 or 2017. **Council Member DuCharme** just wanted people to know that when GMAC says "expeditious implementation" it means decades. **Council Chair Watts** hoped "he would live long enough to see it [GCAP] a reality" making "Gualala one of the most beautiful places on the North Coast."

Council Chair Watts read the e-mail Sue Haun of MCOG regarding Electric Vehicle Charging Stations Forums and the dates and locations they would be held (see attached).

9. Council Matters:

a. Gualala Community Action Project (GCAP Streetscaping) and Discussion of Downtown Gualala Parking Issues:

Diane Agee, Director of Redwood Coast Medical Services (RCMS), stated RCMS will keep GMAC apprised on their plans and, if more spaces are needed, they will contemplate providing them. She knew it would take years to complete the GCAP project.

Council Member DuCharme noted there were enough parking places—"down town is one giant parking lot right now; we didn't have a parking problem, we have parking displacement issues; it's not in the right spot."

Ms. Agee asked about a local shuttle service; **Council Member Juengling** said nothing had been decided but parking will be lost when GCAP is finished; no parking will be allowed on Highway One, shoppers and tourist will not be able to find convenient parking. Temporary parking for large vehicles needs to be found so deliveries can be made to shops and stores. **Council Chair Watts** stated a committee could be formed to work out these problems but GMAC is not permitted to do so.

Council Member DuCharme noted the bigger picture of expansion and the infrastructure to support it needs to be addressed during the environmental and design phases of the project so that, once the GCAP is complete, it needn't be "dug up" to add underground infrastructure that should have been anticipated during these two preliminary phases. There are those now who are trying to accomplish this but they are individuals who are isolated and disconnected from the body of decision makers. Everyone needs to come together to form and implement the ideas that will solve the project's numerous problems.

Ms. Agee asked if there was a list of people willing to sit on the committee. **Mr. Bower** said that, though Steve May, co-owner of the Surf Market, said he would head an ad hoc GCAP/Parking Committee, he had not been around for the last three months to notify anyone of his plans or when future meetings would begin.

Council Chair Watts suggested the Chamber of Commerce could initiate meetings and get involved in the discussion. **Council Member Juengling** said he would be happy to be on the committee and felt the CalTrans right-of-way south of the Sandbar Restaurant would make a fine parking area resembling the one in Jenner, with restrooms and access paths to the river.

Mr. Bower stated there will be no place for campers and motorhomes to park when GCAP is completed. Presently, these vehicles are parking on the street in front of the Surf Market, the post office, the gas stations, etc. These people want to see the coast and do business with Gualala's stores and shops. No one is addressing a solution and, in the future, these potential customers will drive right through town to other destinations that have provided room for them.

Council Member Juengling noted they are "a minority of the amount of business that we have" coming to the area. The widest area on the highway will be 50 feet at the Community Center. A few spaces could be made there on each side for north- and south-bound vehicles. "More than two spaces for large vehicles, we're not going to need that." Delivery trucks will have to park off-road and space for gasoline trucks will have to be designed. Other vehicles will have to be directed to parking spaces in other locations. He never sees more than one or two large vehicles of these types parked along the highway day to day. They are not "big shoppers" at the grocery store, "they are just picking up something real quick and heading on." They are "people that are on the way through anyway." This will all be addressed at the design phase.

Mr. Bower felt one could only "direct a person so far" before they decide to go elsewhere. **Mary Mobert**, Gualala-area resident, hopes places will be found for these vehicles. She sees campers and trailers slow down looking for stopping places and, finding none, drive on. That's business lost to the community and she didn't think "we can sneeze at a quarter to a half million dollars a year these people might bring into our community." That may not look like a lot of money but taking it to other locations loses money to our area and a livelihood for business owners.

b. Various CalTrans & County Issues: None

10. Treasurer Eckert's Report:

Council Chair Watts ask about the GMAC Time Sheet Administrator Mobert submitted with her monthly invoice. Administrator Mobert noted Treasurer Eckert requested she submit information to accommodate his completion of an *Administrative Monthly Priority List* as part of his monthly report. Headings comprising the differing categories of work she does for the Council are listed at the top of a column and each day's time spent on each category is entered for that date and summarized at

the right of the form; each column is totaled at the end of the month. If a day's work listed on her invoice is not understood, the Time Sheet may be consulted for that day to help clarify any question.

11. Webmaster's Report:

Council Member Ivor noted that Council Member Mills is no longer the webmaster and the position is again open for a volunteer. **Mr. Bower** sent an e-mail to Administrator Mobert asking for a copy of this month's Agenda and last month's Minutes but didn't receive an answer. **Administrator Mobert** said, as Treasurer of Soroptimist International of Mendocino-Sonoma Coast, she has been very busy with the 31st Architectural Tour and Wine Tasting, their largest fundraiser, and hadn't checked her e-mails in two days; she apologized.

12. Administrator Mobert's Report:

Administrator Mobert reported she worked a total of 22.63 hours for \$340; with \$10.30 in materials; the April invoice totals \$350.30. The mandatory minimal work for the new CDP, which was for six minutes or \$1.50, caused the invoice to go over the maximum \$350 monthly limit by 30¢.

13. July's GMAC Meeting:

The Sheriff's Forum will be held on 9 July, begin at 18:00, and GMAC's meeting will start at 19:00 or whenever the Sheriff's Forum adjourns.

14. Walk/See CDP #2015-0006 (Dennis Robins & Kathryn Pence): Council Members DuCharme and Ivor volunteered see the project. **Council Member Juengling** will e-mail the scanned CDP to all members next week.

15. Agenda for the next meeting Thursday, 4 June 2014:

- i. CDPs received before the 20th of the month
- ii. Monthly Law Enforcement Report
- 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. Council Chair Watts' Report
- viii. Treasurer Eckert's Report
- ix. Website Report
- x. Administrator Mobert's Report

16. Adjournment: It was unanimously agreed the meeting adjourn at 19:50.

Respectfully Submitted,



Mary Mobert, GMAC Administrator