



Minutes for 4 June 2015

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 4 June 2015 at the Gualala Community Center (GCC) in downtown Gualala, California. Council Members present were Barry DuCharme, Ron Eckert, Charles Ivor, Robert Juengling, and Jeff Watts. Council Member Eric Mills was absent. Administrator Mary Mobert and seven members of the public were also present (see sign-in sheet). Council Chair Watts convened the meeting at 18:37.

1. **Introductions and Announcements:** Council Members introduced themselves.
2. **Consent Agenda: Minutes of 4 May 2015 and Correspondence:**
 - a. it was moved by Council Member Juengling, seconded by Council Member DuCharme, and unanimously carried that the Minutes be approved as corrected by replacing the number '50' with the number '100' in *Item 9. Council Matters*, page 3, paragraph 6, line 2 from "The widest area on the highway will be 50 feet..." to "The widest area on the highway will be 100 feet...."
 - b. **Correspondence:** None.
3. **Approval of the Agenda (see attached):**
It was moved by Council Member DuCharme, 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:** None.

CDP #2015-0006 (Dennis Robins & Kathryn Pence); Location: 42450 Roseman Creek Road APN 143-010-08; Coastal Development Permit for an after-the-fact authorization for construction of a Family Care Unit and septic system; (Council Members DuCharme & Ivor).

The owners were present to answer questions. **Ms. Pence** noted most of the property is a Coastal exemption and indicated it on the parcel map. They needed to get a permit for the family care unit built to house her husband's caretaker, her husband being a disabled veteran. She equated the building to a "granny unit" of 1,056 square feet, 56 square feet of which is storage.

Council Chair Watts asked if the building was for commercial use. **Ms. Pence** said no, it is not a family care home or guest house but will be used only for housing a caretaker. **Council Member DuCharme** asked how many people would occupy the building. **Ms. Pence** said only one person. It was a 1030, temporary permit needing to be approved each year by showing there was a need for it. She cited California Coastal Commission and County regulations on this type of structure.

Council Member Watts read from the permit citing the main house and all its facilities and asking why they were listed. **Ms. Pence** said the list showed what the care unit would use for its water, septic, utilities, etc.; there were two septic systems, one for the main house and one for the care unit, and several water tanks; she indicated them on the parcel map.

James Bold, a neighbor, spoke in favor of the project. **Council Member Ivor** noted their sandy soil that promoted good drainage. He asked the owners be aware of runoff problems from eaves and downspouts; that it be distributed evenly over the area and doesn't cause damage problems. **Ms. Pence** said her husband was an excavation engineer and has addressed potential problems. **Council Member DuCharme** requested lighting be directed downward as was shown in the plans.

It was moved by Council Member Ivor, seconded by Council Chair Watts, and unanimously carried that the project be recommended for approval as presented. Council Member Ivor will write the letter to the County.

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

Council Member Juengling distributed two sheets prepared by the United States Geological Survey comparing the Gualala River's 28 May to 4 June 2014 cubic feet per second discharge, with this year data for the same period (see attached).

Council Member Ivor wondered to what level the feet per second discharge would have to fall for the State Water Control Board to say to North Gualala Water Company (NGWC) they could no longer take water from the river because it would be detrimental to wildlife.

Ms. Perce felt homes should be dispersed through an area so families had their own water and sewage systems on a parcel rather than concentrated where utilities have to "serve" them. **Council Member Juengling** noted The Sea Ranch now has three years water storage—900 million gallons—for their 1,800 homes; NGWC has 1,500,000 gallons—four to six months storage—for their 1,030 customers. "It's just a matter of capturing and storing the water when it's raining."

7. Council Chair Watts' Report:

At the May meeting, **Council Chair Watts** said he would contact the Cypress Homeowners Association to thank them for their letter on the GCAP Streetscaping Project and assuring them GMAC would do all it could to "promote its expeditious implementation" (see Minutes Archive: 7 May 2015) He left two messages on the spokesperson's phone but was unable to contact them personally.

8. Council Matters:

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

Terry Cooper of Surf Market, said Steve May, who is presently out of the country, volunteered to chair the GCAP ad hoc committee to discuss parking. He has contacted people who wanted to be on the committee and will call a meeting when he returns next week.

b. Various CalTrans & County Issues:

Council Member Juengling reported he attended the *Community Forum for Plug-in Electric Vehicles Charging Stations in Mendocino County* presented by Mendocino Council of Governments (MCOG) and held in Point Arena (PA) at City Hall on 26 May from 4 to 5:45 p.m. Installing stations in Gualala, PA, and Elk was discussed. The County anticipates more and more tourists coming to the Coast in electric vehicles and there should be charging stations to accommodate them. He agreed to be on MCOG's advisory committee for the matter.

The locations discussed were: on the west side of Highway One by the museum in Elk; at the PA Theater and in the wharf parking lots in PA, and; the CalTrans right-of-way south of the Sandbar Restaurant, the location being the widest area on the highway in Gualala and a location being considered as part of the solution to GCAP Streetscaping parking issues. Council Member Juengling asked that Anchor Bay and Manchester also be considered.

Occupancy time would have to be monitored so no one vehicle uses a whole day of parking/charging denying access to others needing the space. Methods of payment were discussed as well as "fast charges" at 440 volts for thirty minutes maximum. The turnaround would be good and people would be back on the road after a short time shopping or dining in the area.

9. Treasurer Eckert's Report:

Treasurer Eckert reported an account balance to date of \$5,385.36.

In reviewing Administrator Mobert's May Invoice, Treasurer Eckert noticed she spent time on the "scrapbook" and wondered if it was a necessary expense. **Administrator Mobert** said if there were

more pressing issues, she postponed the scrapbook. The time in May was probably two to three months of Independent Coast Observer (ICO) articles not added to the records. A scrapbook had been kept since 1991 when GMAC started. She has continued it since she was hired in 2002. The records are open to anyone who wanted to come to her office where they are stored. Council Members agreed it was necessary expense to maintain GMAC's history timeline. Some of the items on May's Invoice were discussed and explained for further clarification of the invoice and time sheet.

10. Website Maintenance Report:

Council Chair Watts noted Council Member Hunt resigned a year ago, there is no longer a webmaster and the position is again open. **Council Member Eckert** stated the woman contacted in January about helping with the site is now unable to do so. GMAC's site is antiquated and needs updating. This will take someone who knows what they are doing. He suggested GMAC allocate monies—\$40 to \$50 a month— for the update and upkeep of its website and use the *WordPress* program to do so.

Gualala Arts, Point Arena Theater, and Friends of the Gualala River (FoGR) use *WordPress*, which works well for them. GMAC's present site containing around 650 megabytes of data would be archived and linked to the new one so records would be available for reference. This format could be supported by Mendocino Community Network (MCN), GMAC's current webhost. **Council Member Ivor** suggested GMAC contact Dave Jorden, who runs FoGR's website to ask if he would manage GMAC's site as well.

It was unanimously agreed that Council Member Eckert will contact Mr. Jorden and other qualified people to ask what they would charge to update and maintain GMAC's website then send the bids to members to review before the 9 July meeting.

11. Administrator Mober's Report:

Administrator Mober reported she worked 13.54 hours for \$203.10; with \$24.60 in materials including \$19.60 in stamps; the May invoice totaled \$227.70. She noted that, since she was being held to a total of \$350 a month including materials costs, the \$19.60 in the stamps equaled 1.3 hours of her time working on minutes, CDPs, correspondence, etc. She didn't think buying stamps one at a time was practical but it may happen that a large materials expense could halt work on a CDP.

12. 9 July GMAC Meeting:

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

13. Agenda for the next meeting Thursday, 9 July 2015:

- 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 Mober's Report

14. Adjournment: It was unanimously agreed the meeting adjourn at 19:53.

Respectfully Submitted,



Mary Mober, GMAC Administrator