



GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

Minutes for 5 May 2016

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held Thursday, 5 May 2016 at the Gualala Community Center, Gualala, California. Council Members present were Barry DuCharme, Ron Eckert, Charles Ivor, Robert Juengling, Eric Mills, and Jeff Watts. Administrator Mary Moberg and four members of the public were also present (see sign-in sheet and speaker's cards). Council Chair Juengling convened the meeting at 18:32.

1. Introductions and Announcements:

Council Members introduced themselves.

2. ** Consent Agenda:

a. **Minutes:** 3 March & 7 April 2016

b. Correspondence:

- i. **Mendocino County Planning Commission: Notice of Public Hearing, 19 May re.** review and consider and amendment of the Coastal Zone (Title 20, Division II to modify the permit process for certain types of wireless communication facilities in the Coastal Zone boundary, excluding the Town of Mendocino.
- ii. **CalFire re. THP #1-15-042 SON (Dogwood):** New information and changes. ****(Minutes 00:00 to :0001:00 on audio recording).**

a. **Chairman Juengling** stated the 3 March and 7 April Minutes were not ready for approval. He will present them on 2 June.

b. The correspondence was acknowledged as received.

3. Approval of the Agenda:

It was moved by Council Member Watts, seconded by Council Member Mills, and unanimously carried that the Agenda be approved as presented (see attached).

4. Public Input on Non-agenda Items:

None

5. **Monthly Report: Mendocino County Law and Code Enforcement: ****(Minutes 00:01:00 to 00:08:50 on audio recording).**

CHP Officer Zane now has Itinerant Peddler's licenses that can be completed by any vendor at the CalTrans pullout if they are not compliant with the law.

6. **** CDP #2015-0022 (Howell & Norcross); APN 145-164-16; Location, 38690 Pacific Drive, Gualala:** A Coastal Development Permit requesting to renovate and convert three commercial units into three residential units. Each unit would be 400-500 square-feet. Two units would be one-bedroom and the remaining unit would be a studio. Each would have a kitchenette. One existing residential unit will remain. The building will be converted to a four-plex. (Council Members DuCharme & Ivor) ****(Minutes 00:08:50 to 00:32:30 on audio recording).**

Both owners were present to give a history of the project and satisfactorily answer several questions from Council Members.

It was moved by Council Member Mills, seconded by Council Member Watts, and unanimously carried that the project be recommend for approval as presented with no exceptions or conditions. Council Member DuCharme will write the letter to County Planning and Building.

7. ****CDPM #2016-0001 (Wright); APN 142-022-04; Location, 30050 Island View Drive, Gualala:** A Coastal Development Permit (CDP #2004-0084) was issued to authorize construction of a 3,821 square foot single-family

residence with a maximum height of 23'-1" above average finished grade. Install a septic system, diversion drain, well and driveway, and connect to utilities that exist at the edge of the parcel and install solar panel system. Placement of water storage tanks and a 250 gallon propane tank. Construction of a retaining wall. Construction of an attached garage and a detached 1,118 square foot garage./workshop with a maximum average height of 12'-9" above average finished grade and temporary occupancy of the workshop during the construction phase of the residence. A Coastal Development Permit Amendment request to construct a 2,945 square foot single-family residence, maximum height 27'-10" above finished grade, with a 384 square foot deck and attached 784 square foot garage. Construct (after-the-fact) approximately 450 square feet of deck attached to existing garage/workshop. Extend existing driveway. (Council Members Mills & Watts) ****(Minutes 00:32:30 to 00:46:00 on audio recording).**

Co-owner Lisa Wiggins was present to give a history of the project and satisfactorily answer several questions from Council Members.

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

- 8. **CDP #2015-0033 (Ellis & Lauer); APN 144-100-14; Location, 36000 So. Hwy. One, Gualala:** A Coastal Development Permit for repair and replace a leach field, pump tank, pump and control panel, and septic connecting lines. Three 18-inch diameter trees will be removed. Minor trenching to bury the pump tank, connecting lines, and leach lines; and backfilling to original contours, seeding with native grasses, and mulching. (Council Members Eckert & Juengling) ****(Minutes 00:46:00 to 00:55:40 on audio recording).**

The owner was out of the area and couldn't attend. Council Members Eckert and Juengling stated what was seen during their walk/see of the property. Two concerns were discussed: 1) for safety reasons, the old septic tank should be filled with gravel or soil spoils from the old leach field, and; 2) the new leach field was depressed/sunken and would retain rain water if not filled and domed.

It was moved by Council Chair Juengling, seconded by Council Member DuCharme and unanimously carried that the project be recommended for approval provided the two concerns (above) be addressed. Council Member DuCharme will write the letter to County Planning and Building.

- 9. **Discussion: Draft – Mendocino County MAC Policy document:** For presentation to- and approval of the Board of Supervisors 12 July 2016. ****(Minutes 00:55:40 to 01:09:30 on audio recording).**

Specific Items discussed were: **Item 4. a. Existing/Future Municipal Advisory Councils** regarding GMAC "being in existence before the Policy [and] shall continue to operate as originally formed;" **Item 9. Funding and Finances:** whether GMAC will be audited; **Item 11. b. Bylaws:** there not being required by law; **Item 11. g. Indebtedness:** regarding GMAC's Administrator, website, rent, etc., and; **Item 12. Existing MAC Policies:** regarding existing policies being consistent with Board Policy XX.

Council Members will present their comments at the 2 June meeting.

- 10. **Drought: State of Emergency & Status of the Gualala Water Moratorium** (Council Members Ivor & Juengling) ****(Minutes 01:09:30 to 01:12:30 on audio recording).**

Presently, Gualala River flows are about twice as much as at other times. There was a question as to where groundwater levels registered to date. Inviting a Hydration Geologist to speak at a future meeting was suggested.

- 11. **Chairman Juengling's Report: ** (Minutes 01:12:30 to 01:46:20 on audio recording).**

Council Chair Juengling will finish March and April's minutes by 2 June. It was decided Administrator Moberg would prepare May's Minutes. June's minutes will be generated by Council Member Mills and Administrator Moberg during the meeting and a draft document generated by adjournment.

- 12. **Vice-Chairman Ivor's Report: ** (Minutes 01:46:20 to 01:50:00 on audio recording).**

Vice Chairman Ivor would like to develop a list of experts who would advise GMAC on various issues regarding the Gualala River Watershed. He read a letter from Kimberly Burr, Esq. into the record (see attached) (letter found 01:53:45 to 01:58:40 on audio recording),

- 13. Council Matters: ** (Minutes 01:50:00 to 02:02 :00 on audio recording).**

- a. Report: Gualala Community Action Plan (GCAP Streetscaping)** (Council Chair Juengling)
- b. Discussion: Gualala Parking Issues** (Council Members Juengling & Watts)
- c. Various CalTrans & County Issues:**

a. Report: Gualala Community Action Plan (GCAP Streetscaping):

The Environmental Phase of the GCAP Streetscaping will begin later this year.

b. Discussion of Downtown Gualala Parking Issues:

The Parking Committee should begin meeting again soon.

c. Various CalTrans & County Issues:

The traffic delays at the CalTrans repair of the "kink" have been minimal; the repair is proceeding well.

14. Treasurer Eckert's Report: *(Minutes 02:02:00 to 02:07:25 on audio recording).

GMAC's account balance is \$6,738.47 because the County deposited \$5,000 last month. GMAC may not receive the same amount next year. The reserve account is \$855. Purchasing a computer to record minutes during meetings was discussed.

15. Secretary Watts' Report:

Council Secretary Watts will be absent for the 2 June meeting.

16. Website Maintenance Report:

None.

17. Administrator Mobert's Report:

Administrator Mobert worked 14.75 hours, with materials of \$12.30, for a total of \$233.55.

18. Agenda for the next meeting Thursday, 2 June 2016:

- i. Sheriff's Forum
- ii. CDPs received before the 20th of the month
- iii. Draft: Mendocino County MAC Policy (Council Chair Juengling)
- iv. Water Issues and the California Drought (Council Members Ivor and Juengling)
- v. Gualala Community Action Plan (GCAP) Update (Council Chair Juengling)
- vi. Gualala Parking Issues (Council Members Juengling and Watts)
- vii. Various CalTrans and County Issues (Council Chair Juengling)

19 Adjournment:

It was unanimously agreed the meeting adjourn at 20:41.

Respectfully Submitted,



Mary Mobert, GMAC Administrator