



Minutes for 2 February 2017

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 2 February 2017 at the Gualala Community Center in downtown Gualala. Council Members present were: Lloyd Chasey, Charles Ivor, Robert Juengling, and Jeff Watts. Council Members Ron Eckert and Eric Mills were absent. Guest Phil Dow, Director, Mendocino Council of Governments (MCOG) was in attendance. Administrator Mary Mober and five members of the public were also present (see sign-in sheet and speaker's cards). **Council Chair Juengling** convened the meeting at 18:37.

1. **Introductions and Announcements:** Council Members introduced themselves.

2. **Consent Agenda:**

2..a. **Minutes: 5 January 2017**

It was moved by Council Member Watts, seconded by Council Member Chasey, and unanimously carried that the Minutes be approve as amended.

2..b. **Correspondence:** None

3. **Approval of Agenda:**

It was moved by Council Member Ivor, seconded by Council Member Chasey, and unanimously carried that the Agenda be approved as presented.

4. **Public Input on Non-agenda Items:**

1) **Greg Warner, Chief, South Coast Volunteer Fire Department** said there will be less parking when the streetscaping is finished and will be a big problem for emergency vehicles. The matter will be discussed at **Item 6 Report: Gualala Community Action Plan (Streetscape Planning)**.

2) **John Bower** reported the storage unit built on Pacific Woods Road—CDP #18-2013 (Ziedrich)—was not built to specifications or county regulations and codes; he mentioned several violations with the retaining wall, fencing, property-line infringement, non-disposal of grading soils, etc. He wants County Planning and Building to distribute CDP plans before not after building commences.

Council Member Watts suggested Mr. Bower approach the county with his concerns; GMAC was not the proper venue to handle the matter.

Fire Chief Warner had submitted written comments on the project when he received the CDP but his suggestions were ignored by the County.

3) **John Bower** noted that, with the loss of the Jay Baker Building Supply, traffic at the Gualala Building Supply on the corner of Highway One and Pacific Woods Road will now become very busy and may need a stop light in the future. The Gualala Building Supply has not added more parking spaces and Jr's Auto Repair parks cars on Pacific Woods Road that at times blocks traffic. Also, large truck parking—logging and/or propane trucks, campers—is non-existent anywhere in town.

Council Chair Juengling felt the parking committee should start meeting again to discuss and help solve these problems.

5. **Report: Mendocino County Law/Code Enforcement:** None

6. **Discussion: Council Matters:**

a. **Report: Gualala Community Action Plan (GCAP) (Streetscape Planning) Council Chair Juengling** introduced Phil Dow, Director of the Mendocino Council of Governments (MCOG).

Mr. Dow spoke with the CalTrans GCAP Project Manager yesterday. GCAP will be locally funded from regional funds, not state funded. Mr. Dow will try to find funds for the next phase of project due to start in two to three years; the project needs to keep going after this Planning

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Phase is completed. He thinks construction monies won't be a huge problem; the federal government is planning to help with shovel-ready projects. When GCAP is ready for construction, federal monies may become available.

Caltrans is now studying the downtown area for utility locations and private rights-of-way where curbs and gutters will be installed to ascertain if there are obstacles to CalTrans' right-of-way. Caltrans planning is being done in-house; the present plans are on MCOG's website. **John Bower** volunteered to walk the highway with CalTrans personnel showing them where utilities lay and/or add the information to survey maps if they are provided.

Council Member Chasey asked about parking issues.

Mr. Dow always saw parking as a problem. The community should work together to bring forward suggestions and solutions. It will take time.

Council Chair Juengling noted highway traffic and parking has now improved since the post office has moved but Sundstrom Mall is more congested and Surf Market needs thirty-eight more parking spaces to replace those lost when highway parking is eliminated. Shuttles are a possibility for taking people from remote parking areas to downtown. A parking area to the south of town for large trucks was badly needed. Redwood Coast Medical Services (RCMS) has major plans for their parking lot when they build their new facility.

Mr. Bower is working on areas on Church Street east of town that could be future parking. He asked if the proposed turning lanes give shelter to pedestrians and where the sewer manhole will be relocated that is now in the highway. He asked Mr. Dow to include environmental issues in the plans as they are made and not to address them later.

The soil investigations work on Highway One done with the North Coast Regional Water Control Board found a previously- unknown, petroleum-pollution hot spot at the exit of Surf Market. Control of the leakage could be lost if it moves under the market and/or southwest on to other properties. The contamination needs to be eliminated. No samples have been made in front of Breakers Inn and no one knows what will be found there. The GCAP can't go forward until this issue is solved.

Drainage trenches and conducts were filled with concrete some years ago. In many places, drainage pipes have moved and don't meet anymore; runoff doesn't flow where it should.

Council Member Watts asked if records of contaminants and tests could be made available to CalTrans.

Mr. Dow said the records are accessible but contaminants could cause further delays to the GCAP from state and federal bureaucracy.

Chief Warner requested CalTrans make sure emergency vehicles and public safety issues will be addressed, especially parking and the ability to make turns onto side streets. Many streets presently are too narrow to accommodate fire engines and ambulances. RCMS parking is overflowing their present parking lot and taking up both sides of the top of Ocean Drive.

Council Chair Juengling noted the GCAP will be built in four phases.

Mr. Dow hopes it will be done in one phase of construction not the four now proposed.

7. Drought: State of Emergency & Status of the Gualala Water Moratorium: Council Chair

Juengling reported California is still in a drought emergency though Northern California is OK now.

8. Chairman Juengling's Report: He restated the parking committee should start meeting again.

9. Vice-Chairman Ivor's Report: He noted the "Dogwood" timber harvest was returned to CalFire for further deliberation (see 3 February 2017 Independent Coast Observer article, attached).

10. Council Matters:

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GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

c. Various CalTrans and; County Issues:

Council Chair Juengling reminded everyone of Howard Dashiell's report on County Roads at the 5 January meeting.

11. Treasurer Eckert's Report: None.

12. Secretary Watts' Report: He reported CalTrans had somewhat addressed the potential Anchor Bay Campground slide on Highway One by felling several trees at the top of grade near Anchor Bay. He talked to the Campground's CEO about the potential slide and the damage it might cause his site but he stated he was not worried about it at this time.

13. Broadband Report: Council Member Chasey reported the next meeting of the Broadband Alliance was Friday, 3 March. The Alliance has met with AT&T and the County. He will report when he meets with other broadband groups.

14. Website Report: Maintenance of GMAC Website: Council Member Eckert None

15. GMAC Promotion, Citizen Participation & Recruitment: Council Member Mills None.

16. Administrator Mobert's Report: She reported working 13 hours; materials were \$14.96, for a total of \$209.96.

17. Agenda for next meeting – 2 March 2017

a. Sheriff's Forum with Sheriff Tom Allman, starting 18:00.

18. Adjournment: 20:04.

DRAFT Minutes prepared by Administrative Secretary Mobert

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