



Minutes for 4 January 2018

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 4 January at the Gualala Community Center in downtown Gualala. Council Members present were: Lloyd Chasey, Charles Ivor, Robert Juengling, Eric Mills, and Jeff Watts. Special Guest Phil Dow, Director of Mendocino Council of Governments (MCOG), Administrative Secretary Mary Mobert, and nine members of the public were also present (see sign-in sheet and speaker's cards). Council Chair Juengling convened the meeting at 18:34.

1. Introductions and Announcements: Council Members introduced themselves.

2. Consent Agenda:

2..a. Minutes: 7 December 2017

It was moved by Council Member Ivor, seconded by Council Member Mills, and unanimously carried that the Minutes be approve as presented.

2..b. Correspondence:

2..b..i. CDP #2017-0043 (Forsman)

2..b..ii. Mendocino Community Network (MCN) Statement for \$179.40

3. Approval of Agenda:

It was moved by Council Member Chasey, seconded by Council Member Ivor , and unanimously carried that the Agenda be approved as amended by adding **Item #6: 5th District Supervisorial Candidate Chris Skyhawk** and renumbering all items below.

4. Public Input on Non-agenda Items:

John Bower, Gualala resident, stated he had contacted Mendocino County Department of Transportation (MDOT) Supervisor Howard Dashiell twice in the last six months about the paving and maintenance problems on Pacific Woods and Old Stage Roads that were not being addressed. Mr. Dashiell said his department was short on money and man power to do anything at that time.

Yesterday, 3 January, patch work was done on Pacific Woods but not brush cutting that is badly needed. One of Mr. Bower's complaints to Mr. Dashiell was that he almost hit a worker because there was no room beyond the fog line to walk, thus he was on the roadway. It's illegal to walk on the asphalt but there is no room to walk behind the fog line because of the brush problem.

MDOT did mow some streets but not Pacific Woods, it was just patched. Mr. Bower sees no County workers presently doing work on local roads. The paving on Fish Rock Road was contracted to an outside source, why couldn't local contractors be hired to fill potholes or repave the roads here.

Mary Mobert, Gualala-area resident, said when Mr. Dashiell attended a meeting this fall he reported MDOT had only 50-55% of its total positions filled; their pay scale is below surrounding counties', so qualified workers don't seek work here. The local road crew is often working in Boonville or Ukiah because of the lack of man power. **Council Member Mills** will contact Mr. Dashiell about the problem.



Mr. Bower related an incident about the owner of a property on the west side of Highway One who is being charged \$7,000 by the California Coastal Commission (CCC) to reroof his home. He felt the fee was way above normal and County Planning should approve the project not the CCC. The CCC has reached a point that is beyond their original mandate of the 1970s. County Coastal plans are in place and should take over in these instances.

Council Member Ivor stated that, if the CCC wasn't there, there would be trailer parks, as the one in Timber Cove, all over the beaches everywhere in the state.

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

6. CDPM #2017-0008 (Schwager); Location: 33100 South Highway One; APN 143-150-04; Request: Standard Coastal Development Permit Modification of CDP_2012-0017 to relocate the previously approved two 1,200 gallon water barrels from south of the approved bridge closer to the approved residence, and adjacent to the approved propane tank/ trash enclosure and fire access gate. The Modification request also includes changes to the previously-approved exterior colors and materials. Council Member Mills walked the property.

Mr. and Mrs. Schwager were present and gave a history of the tank problem and why they are being moved. They are really close to the road but won't be seen due to foliage, and will be located five feet below roadbed level. Access to the tanks is through a gate at the highway and tanks' location.

It was moved by Council Member Mills, seconded by Council Member Watts, and unanimously carried the CDP be approved as presented.

7. 5th District Supervisorial Candidate Chris Skyhawk:

Council Member Ivor introduced Chris Skyhawk who is running for Mendocino County 5th District Supervisor. **Mr. Skyhawk** distributed his resume (see attached), has lived in Albion since 1995, and has a wife and twin daughters. He served as President of Albion Fire District and supervised the County First 5 Positive Parenting Program training. He was concerned that public services weren't in place: road maintenance, health services, affordable housing. Communications throughout the County is badly needed. If elected, he will communicate with GMAC via Council Member Ivor and attend its meeting once a quarter.

8. Report: Gualala Community Action Plan (GCAP) (Streetscape Planning):

Council Chair Juengling introduced Phil Dow, Director of Mendocino Council of Governments (MCOG). Mr. Dow distributed the *Gualala Community Action Plan (Downtown Streetscape CAP Update* report (see attached). He noted the CalTrans Public Scoping meeting will be held 16 January at the Gualala Community Center from 17:30 to 19:30. Convener Demling will report on the status of the project to date.

The Environmental Phase will be finished next year. Then the design phase will begin. Every two years, the *State Transportation Improvement Cycle* functions to set projects and their funding four to five years ahead. At the December meeting, Mr. Dow received approval of \$575,000 for the 2021 or 2022 GCAP Design Phase implementation. The final OK will come from the State by March. In the 2019 Cycle, he will secure money for the Construction Phase. In 2020, CalTrans will be acquiring rights-of-way.



A vote to repeal the newly-implemented gas tax increase may take place in November, which will impact the availability of future highway monies. If monies for the Construction Phase are approved in 2020, they will be available in 2024 or 2025. He fears the Design Phase may be finished ahead of time. If so, then the project sits and waits several years for money. If it sets too long, a new environmental study will be mandated. MCOG could spend their money to do the project rather than waiting for the state and maybe redoing the environmental report. The state would then refund them when the funds become available.

Council Member Ivor asked if a donation of the privately-owned section of Highway One would be accepted by the State. **Mr. Dow** stated maybe during the rights-of-way phase. Water issue must also be resolved, as well as loss of on street parking. There are no funds for building parking lots, period. The community must resolve it themselves, perhaps approaching County Planning and Building, which he will do, or asking about a Boats and Waterways grant. The Parking Committee should start meeting as soon as they can to solve these problems. **Council Member Ivor** suggested inviting a Planning and Building representative to attend a meeting to answer questions.

Council Chair Juengling apprised Mr. Dow of the Mill Bend Forum and project. Developing the CalTrans right-of-way west of Highway One for truck parking and large vehicles was discussed, as well as other parking solutions for the downtown area. Council Chair Juengling distributed a parking plan for the Surf Market area, the CalTrans pullout south of Breakers Inn, and the Redwood Coast Medical Services (RCMS) future parking plan (see attached); all were discussed. Lighting, perhaps solar that's cheap and available, should be part of the Design Phase. Mr. Dow will report again at the 7 June meeting.

9. Status of the Gualala Water Moratorium:

Council Chair Juengling reported the Mill Bend Forum had discussed a water reservoir on the property. **David Bower**, Gualala resident and President of the North Gualala Water Company, feels it may be a partial solution that would take all the flat area minus the cemetery. It's not simple; an environmental study would have to be done and it wouldn't be inexpensive. He is dealing with state regulators at present, approval takes time. He found some spots for a reservoir but they might not be approvable due to cracks, hidden features, faults, and lack of funding.

John Bower suggested a smaller reservoir there; by pumping water during the winter, it would fill quickly and could prove an advantage for drinking-water usage as well as for fire. The Gualala River is now classified as "wild and scenic." Any planning is hard to get approved. The Sea Ranch designated 21 different sites before they could get one approved; too many faults and cracks eliminated candidates.

Council Member Ivor noted that, mixed in with droughts, there are several very wet years. If we are still in a drought cycle, we can't continue to take water from the river; so, where will water come from for the future. **John Bower** stated there is not a lot of ground water in the area. **David Bower** noted there have been several studies done on water being taken from the river; the state should certify the water company is doing no harm and lift the moratorium. Several alternatives for water acquisition were discussed.



GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

10. Council Matters:

10..a. Discussion: CalTrans Gualala Public Scoping Meeting:

Council Chair Juengling reiterated the meeting would be held 16 January at the Gualala Community Center from 17:30 to 19:30. Mr. Demling of CalTrans will chair the meeting.

10..b. Discussion: Gualala Parking Issues:

Council Chair Juengling restated it would be nice to have the parking committee to meet again. He will approach Diane Agee, Director of Redwood Coast Medical Services, to chair the committee.

10..c. Various CalTrans and; County Issues:

Future Mill Bend Forum Report: Council Member Ivor stated no forum was scheduled as yet. On 24 January, the Sonoma County Board of Supervisors will hear about, and address the plan.

11. Chairman Juengling's Report: None

12. Vice-Chairman Ivor's Report:

Vice Chairman Ivor stated the *Friends of the Gualala River* should hear from Cal Fire regarding their decision on the update of the "Dogwood" THP by the end of January.

13. Secretary Watts' Report:

Secretary Watts asked if Melissa Finley was appointed to the Council at the last Board of Supervisor's meeting. **Ms. Finley** said she hadn't heard from the Board. **Council Member Ivor** was not notified of his reappointment, though it was in the minutes on the website that he was approved. **Council Secretary Watts** will call Supervisor Dan Hamburg about when he will recommend Ms. Finley for Board approval.

14. Treasurer's Report:

Interim Treasurer Mills reported Administrative Secretary Mober's two statements for October and November were paid and Mendocino Community Network's statement will be submitted to the County this month. He will contact the County about GMAC's account balance and worksheets.

15. Website Report: Maintenance of GMAC Website:

Find/ Hire a Webmaster:

Council Chair Juengling reported he is working on the issue and has someone in mind.

16. Broadband Report:

GMAC Endorsement of the Mendocino County Broad Band Plan:

Council Member Chasey read the Plan into the record (see Minutes Archives).

It was moved by Council Member Chasey, seconded by Council Member Ivor, and was carried 4 YES (Council Members Chasey, Ivor, Juengling, and Watts), 1 NO (Council Member Mills), 0 ABSTENSIONS to endorse the plan.

When asked why he didn't support the plan, **Council Member Mills** cited well-documented and serious health issues that were not being addressed; no guidelines are available to the public and public input was not allowed during the writing of the plan. He hoped the County would exclude wireless access and mandate fiber access when the plan is finalized. **Council Member Chasey** will notify the Broad Band Alliance of the vote.

17. GMAC Promotion, Citizen Participation & Recruitment: None

GMAC's archives may be viewed at this website: www.gualalamac.org, and/or by contacting Administrator Mober: (707)884-3006.

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Public Attendance and Participation is Encouraged at GMAC Meetings.



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18. **Administrative Secretary Mobert's Report:**

Administrative Secretary Mobert reported working 15.75 hours; materials were \$8.64, for a total of \$244.89. The annual monies allotted to GMAC by the County, the total amount of her statements for the year, and other GMAC expenditures for 2017 were discussed.

19. **Agenda for next meeting** – 1 February 2018:

- 19..a. CDP #2017-0043 (Forsman): Council Members Chasey and Watts will walk/see the project.
- 19..b. Invite Joel Chaban of *Sonoma Clean Power* who has said he would like to come and talk. **Council Member Ivor** will invite him to the 1 February meeting.
- 19..c. Since it had been one and a half years and because of the Northern California wildfires in October, **Council Member Mills** would like to hold another Emergency Forum to inform the public on emergency preparedness and evacuation procedures. A May or June forum was suggested. The Blue Jay Road egress in the Enchanted Meadows/ Sunset development in Anchor Bay was discussed. Council Member Mills will contact Julia Acker about the issue.

20. **Adjournment:** 21:09

DRAFT Minutes prepared by Administrative Secretary Mobert

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