



GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

Minutes for 2 November 2017

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 2 November at the Gualala Community Center in downtown Gualala. Council Members present were: Lloyd Chasey, Ron Eckert, Charles Ivor, Robert Juengling, Eric Mills, and Jeff Watts. Special guest Mendocino County 5th District Supervisor Dan Hamburg, CHP Officer Travis Struve, Administrator Mary Mobert, and eight members of the public were also present (see sign-in sheet and speaker's cards). **Council Chair Juengling** convened the meeting at 18:30.

1. Introductions and Announcements: Council Members introduced themselves. **Council Chair Juengling** introduced special guest Mendocino County 5th District Supervisor Dan Hamburg.

2. Consent Agenda:

2..a. Minutes: 5 October 2017

It was moved by Council Member Chasey, seconded by Council Member Mills, and unanimously carried that the Minutes be approve as corrected by striking from page 3, *Item 8.c. Discussion: Gualala Parking Issues*, paragraph 1, line 2: "...to provide more parking."

2..b. Correspondence: None

3. Approval of Agenda:

It was moved by Council Member Chasey, seconded by Council Member Watts, and unanimously carried that the Agenda be approved as amended by adding *Item 8. 5th District Supervisor Dan Hamburg* and renumber the items to the end of the Agenda.

4. Public Input on Non-agenda Items:

a. Elizabeth Cross, a Gualala-area resident, was concerned about Blue Jay Hill Road, the fire easement that exits onto Fish Rock Road. The property at that corner was developed but the owner doesn't keep the easement clear of vehicles. Parking is limited for that lot; she understands the owner must park vehicles somewhere but three vehicles are usually there and block egress from the Sunset Development. County Planning and Building said it was civil matter. She wants the law enforced but first, she would like an official body to ask they move their vehicles before the Sheriff is contacted.

Council Member Watts stated the issue is a law enforcement issue and urged her to contact the Sheriff. **Council Chair Juengling** suggested asking Coast Volunteer Fire Department Chief Warner.

b. Bob Rutemoeller, a Gualala-area resident, asked that the Agenda be posted on the GMAC web site before the meeting, and a link to CDPs be added.

5. Report: Mendocino County Law/Code Enforcement:

CHP Officer Travis Struve stated he had nothing new to report. His Coastal-area Captain will attend the Sheriff's Forum on 7 December. More officers are patrolling the area. **Council Member Watts** asked if the situation with vehicles crossing double-yellow lines to pass bicycles has been lessened. **Officer**

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Struve said there was nothing new, since there was nothing he could do to prevent it; he will cite drivers when he sees it happen.

6. CDP# 2017-0007 (Fischer of Landshark Development LLC); Location: 35791 Timberwood Way; (APN 141-100-32); Renewal application for CDP_2012-0024, to construct a 2,087 Sq. ft. single-family residence with a maximum height of 20 ft. above natural grade. Associated developments include installation of septic system, well, water tank, propane tank, connection to utilities, and driveway. No changes to original request. Renewal will result in a new expiration date of 7/22/2018. Council Members Chasey and Watts walked the property and met with the owner.

Council Member Chasey stated cannabis had been grown; there were greenhouses, and people were living there without septic or other amenities. A barn will be brought in. The square footage of the house will be reduced due to cost. The CDP application says no additional grading will be done but it's needed for the septic system and should be added to the permit before final approval. The barn's location was graded before the owner bought the property; the County should test that location to assure a solid footing before the building goes in. There are two 1,500 gallon water tanks filled using solar pumps.

Council Member Watts stated the ground was solid and the foundation's footing was deep enough. There was rubbish to be removed but it didn't pose a fire hazard.

It was moved by Council Member Chasey, seconded by Council Member Watts, and unanimously carried that the project be recommended for approval provided the property owner: 1) includes a grading plan for the home site, and; 2) issues a soils report for the barn's location where grading was previously done. Council Member Chasey will write the letter to the County.

7. CDP # 2017-0030 (Ubell); Location: 37800 Old Coast Highway; (APN 145-121-02); A Coastal Development Permit for the emergency removal of a line of dead and/or dying Monterey Cypress trees. Permit to follow the EM_2017-03 that was approved and issued in response to the situation. Council Members Ivor and Mills walked the property.

Council Member Ivor stated there was no one home when they arrived; perhaps the property was a vacation rental. Trees had been cut before the permit was approved but he had no issue with that.

Council Member Mills said trees that endangered the home had not been cut and noted that 38700 Old Coast Highway was the correct address, not 37800 the County listed on the permit. The Emergency (EM) Permit was posted on the property and listed the correct address.

It was moved by Council Member Mills, seconded by Council Member Ivor, and unanimously carried that the project be approve as presented but the County should indicate the correct address on the permit. Council Member Mills will write the letter to the County.

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8. Mendocino County 5th District Supervisor Dan Hamburg thanked Council Members for their hard work and appreciated what they did. There had been a proliferation of MACs in the County over the past two years, which was indicative of the health and strength of the people and gives more power to local governments. The Redwood Valley MAC has really help people affected by the wildfires access related federal, state, and local help and info on how to proceed with rebuilding. Agencies were really coöperating in the cleanup, rebuilding, etc. and the outpouring of support is heartwarming. The Board of Supervisors (BOS) has spent much time viewing disaster sites and working with victims and organizations.

The BOS is working to have cannabis ordinances in place before state laws takes effect Jan 2018. County cultivation and business ordinances are in place and attached to zoning categories where they are allowed to function. This includes overlay zones where a pattern of cultivation has developed over many years and exclusionary zones where homeowners don't want cultivation in their area. The County restricts cultivation to 10,000 square feet, 1/4 acre, with a "mom-and-pop" business idea in place.

Sonoma Co. Power appointed two people from Mendocino County to their advisory committee: Joel Chaben of Gualala and Kay Martin. The Sonoma Power Board will donate one million dollars to fire relief effort in Northern California. Eighty-eight percent of PG&E customers in both Mendocino and Sonoma counties chose to remain part of Sonoma Power and didn't opt out.

Tuesday, 7 November, Measure B is on the ballot to decide of a half-cent addition to County sales tax will go to a mental health facility and its programs and staff. Some people still have questions about the issue but he urged voters to exercise their franchise and VOTE!

Vacation rentals moratorium regarding residential units being used as Air B&B and other short-term rental units won't happen. The BOS will look into alternative affordable housing issues, especially because of the fires and people needing some place to live while rebuilding.

Linda Bradbrook, Gualala resident and owner of The Gualala Country Inn, was frustrated because Air B&B patrons are not paying into the bed-tax system. She also felt the Gualala Water Moratorium should be lifted so affordable and other housing can be built in the area to accommodate new residents and the homeless. **Supervisor Hamburg** thought the County had taken the situation in hand and most owners offering Air B&B lodging were collecting bed taxes now. Unfortunately, people who move into the area or our children who want to stay have no available housing to rent at present. The BOS is working on it.

Council Member Ivor, President of the Friends of the Gualala River that is battling to save the river for the public, stated the "Dogwood" Timber Harvest Plan (THP), located in the critical area of the river's water shed, was reopened for public comment. This THP was a big concern for Gualala, since the town gets its water from the North Fork of the river. A forum regarding the purchase of the Mill Bend properties by environmental groups to use as a regional park is on the Agenda. These groups are very concerned about the firestorm devastation and rain runoff carrying toxic ash left by the fires into ground water and the Russian River where many towns get their drinking water.

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Supervisor Hamburg stated over 100 people a day are working in Mendocino County to prevent this. It will take over five inches of rain to form runoff that will devastate ground water or the rivers; most will be absorbed and held by the soil first. THPs are out of BOS purview, which is too bad. The Coastal Supervisors know all about THPs but valley and inland supervisors don't realize or understand the impact on a community and are not for meddling in a corporation's practices. CalFire, as a steward of forest and carefully reviews THPs for their cumulative impact, has gone by the wayside. There is a movement to divorce CalFire from THPs and forest issues all together and put it under the Conservation Department. Some of the CalFire staff who see what is happening from inside the agency are Working with Senator McGuire in the State legislature to get it done.

Administrative Secretary Mary Mobert noted she had a granddaughter who was schoolmates with the Shepherd family's children who died in the fires. She asked the Ukiah School System make sure more counselors are available to students, especially using texting as part of the counseling process. **Sare Strul**, a counselor from Ukiah, said the schools are very aware of the need. It will be a long process but help will there. She felt texting was a very good idea and will forward the suggestion.

Susan Marie Hagen, Gualala resident, noted the Fort Bragg Hospital is now very inadequate in filling the needs of the Coastal Community and asked what its future will be? Doctors are at a premium on the Coast; Redwood Coast Medical Services will lose two doctors this year to retirement. She also felt homelessness was an issue year round.

Supervisor Hamburg said the Hospital Board of Directors govern it and make decisions. Recruitment of doctors is as difficult as retaining them Countywide. The Board is really trying and is raising salaries to attract staff.

Bob Rutemoeller mentioned no one is staffing the recycling deposit reimbursement center at the Fish Rock Road dump. The closest recycle center to receive reimbursements is Fort Bragg or Ukiah. **Supervisor Hamburg** noted the owner was given an exception to the reimbursement rules so the owner doesn't have to refund here.

Supervisor Hamburg announced that, when he completes his term next year, he will not run for another term and will retire. **Council Chair Juengling** thanked Supervisor Hamburg for attending.

9. Drought: State of Emergency & Status of the Gualala Water Moratorium:

Council Chair Juengling stated the rainfall last year was greater than the past few years, thus, more water in the river. North Gualala Water Company (NGWC) should look for alternative water sources, especially when another drought happens, i.e., reservoirs for storage.

Council Member Ivor also urged the NGWC to look for alternative water sources. He thought water



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issues could be solved by the County. **Supervisor Hamburg** said, since the company was privately owned, the County could not get involved.

10. **Council Matters:**

10..a. **Report: Gualala Community Action Plan (Streetscape Planning):**

Council Chair Juengling reported Phil Dow felt CalTrans will publish the Environmental Study Report in March 2018. Funding is the next stage, then right-of-way acquisition, design, and construction.

10..b. **Discussion: CalTrans Gualala Public Scoping Meeting:**

Council Chair Juengling reported the meeting was scheduled for 12 December at the Gualala Community Center from 5:30-7:30 p.m. **Administrative Secretary Mobert** will inform the Independent Coast Observer (ICO).

10..c. **Discussion: Gualala Parking Issues:**

Council Chair Juengling felt parking meetings should start again and include circulation problems.

10..d. **Various CalTrans and; County Issues:**

i. **Mill Bend Forum:**

Council Member Ivor reported John Walton is in the process of compiling a list of stakeholders and interested parties and finding a date, perhaps 26, 27, or 28 November. An appraisal of the property is being done, as well as the potential for development. The appraisal will not be ready until around 15 December and will not be presented at the forum.

Mr. John Walton, Gualala-area resident, distributed *The Future of the Gualala River Mill Bend, a Community Forum, Agenda; Stakeholders Identified So Far, and; Task List 11/02/2017* (see attached). He anticipates three speakers on various issues: Cindy Kennedy, the Redwood Coast Land Conservancy, and a representative of the California Coastal Commission or an expert on Coastal regulations. He felt GMAC should send invitations. One of the issues to be discussed is the value set on the parcels. Though no appraisal has been done, it is felt the owner is asking double what the property is worth, \$2.85 million dollars, and a first appraisal will be done to determine if that is so.

Council Member Ivor stated GMAC will do the best it can with invites and e-mails. He asked if an information meeting would be held soon and suggested the Gualala Community Center (GCC) be the venue. **Council Chair Juengling** will call GCC and set a date tomorrow. A GMAC Member will contact the ICO with article information when known.

Mr. Wilson would like the County to help in promoting the idea that the land should go into public domain. **Supervisor Hamburg** will talk with Mr. Wilson on the subject.

Kathleen Chasey is working with the appraiser and recommended the meeting be postponed until the appraisal was finished. It consists of two parts, the appraisal and a Constraint Analysis that includes flooding issues, a full aerial survey, biological report, coastal development report, environmental work-up, and what can and can't be done with the two properties. The Council will determine what dates are available and continue from there.

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ii. CalTrans Anchor Bay Drainage Project:

Council Member Mills reported project is finished; they replaced a culvert under Highway One and installed terraced, stepping pools to slow runoff.

iii. CalTrans Highway One Repaving; Gualala Bridge to Point Arena:

Council Member Mills reported the project was postponed until 2019. He will contact CalTrans for more information on other projects.

11. **Chairman Juengling's Report:** None

12. **Vice-Chairman Ivor's Report:**

Vice-Chairman Ivor reported Joel Chaben is encouraging him to look into Mendocino County becoming Charter County. If that happens, the Rights of Nature—the right of the River to exist as an entity—could then be applied to protect it. The *California Environmental Legal Defense Fund* is helping communities fight fracking and other environmental hazards. The idea is something the community could research. The river should be protected against THPs and other like activities with existing laws.

Supervisor Hamburg noted the BOS felt this was one way the County could protect itself from environmental interference from companies and corporations that perpetrate fracking and other anti-environment practices on its communities.

13. **Secretary Watts' Report:** – None.

14. **Treasurer Eckert's Report:** None.

15. **Website Report: Maintenance of GMAC Website:**

Council Chair Juengling reported GMAC is searching for person to fill its webmaster position.

16. **Broadband Report:**

Council Member Chasey reported *The Mendocino Broadband Alliance* (MBA) has a survey on phone outage during the firestorms. The Alliance asks people affected to complete it. AT&T is a monopoly that has no backup service; if there's an outage or emergency, it must be documented. **Supervisor Hamburg** stated reports are very useful to the *Public Utilities Commission* for mandating more service in an area.

Council Chair Juengling noted that, at the 8 October meeting, guest speaker Trish Steel of MBA requested GMAC endorse the *County Broadband Plan*. The item will be placed on the 7 December Agenda. **Council Member Chasey** will send a copy of the Plan to Members.

17. **GMAC Promotion, Citizen Participation & Recruitment:**

Council Member Mills reported Council Member Ivor's term ended last month and Council Member Eckert's term will end next month. An article should be run in the ICO in the coming weeks asking community members to consider joining the Council. **Council Chair Juengling** said Elizabeth Cross was considering doing so. **Council Member Watts** has also spoken with an interested party.

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18. Administrative Secretary Mobert's Report:

Administrative Secretary Mobert reported working 13.73 hours; materials were \$10.16, for a total of \$216.16.

19. Agenda for next meeting – 7 December 2017:

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

19..b. Council Member Mills will not be able to attend.

20. Adjournment: 21:00

DRAFT Minutes prepared by Administrative Secretary Mobert

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