



Minutes for 1 February 2018

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held Thursday, 1 February at the Gualala Community Center in downtown Gualala. Council Members present were: Lloyd Chasey, Charles Ivor, Robert Juengling, Eric Mills, and Jeff Watts. Appointed Council Member Melissa Finley took a place at the Council's Table but couldn't vote; she will be sworn in by the 1 March meeting. Special Guest Joel Chaban, Sonoma Clean Power Board Member; the new CHP Coastal Resident Officer Annabel Sanchez, and CHP Officer David Owen, her training officer, and Administrative Secretary 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.

2. **Consent Agenda:**

2..a. **Minutes: 4 January 2018**

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

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

2..b..i. Mendocino Planning and Building: 1 February meeting Agenda

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

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 amended by adding Joel Chaban, Sonoma Clean Power Board Member as Item 7 and renumbering the items below it.

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

i. **John Bower**, Gualala-area resident, walked around town with Frank Demling of CalTrans after the Public Scoping meeting 16 January. They discussed the many issues to be solved before the Design Phase starts, especially parking issues. He displayed photos from the 1930s showing a gas station in front of the Gualala Hotel that wasn't there very long but evidence of it was found when the North Gualala Water Company laid a water main pipe several years ago. CalTrans may bring updated Streetscape planning information to the 1 March meeting.

ii. **Mary Mobert**, Gualala-area resident, saw a report on the Castro Valley MAC about designating a Cliff Burton Day to celebrate the well-known musician. Though there were 1,444 signors on a petition of support, only four or five people attended the meeting for the vote. She noted GMAC was not alone in low attendance at meetings.

iii. **Susan Marie Hagen**, Gualala-area resident, stated a new book publisher has open a business in Point Arena—Solano Press Books. They publish reference books on California laws and policies; she thought GMAC might be interested in their book list (see attached).

5. **Report: Mendocino County Law/Code Enforcement:**

New CHP Coastal Resident **Officer Annabel Sanchez** and her training officer **CHP Officer David Owen** were in attendance to answer questions. There has been an upswing in accidents on the coast. They are aware of street racing on Old Stage and Pacific Woods Roads and are ticketing when they see it. Tailgating, speeding past Bower Park, and passing over the double yellow line on Old Stage Road and other tributaries were discussed. The public is urged to report incidents to the CHP.

6. **CDP #2017-0043 (Forsman); Location: 30101 South Highway One; APN 142-032-05:** Placement of new 400 sq. ft. modular residence with 287 sq. ft. of deck. Associated development includes construction of new 200 ft. long driveway, install a primary and secondary septic disposal system, convert existing test well to a production well, and connect to utilities. Council Members Chasey & Watts walked the property. **Ms. Forsman** was present to give a history of



the project. She is waiting California Coastal Commission (CCC) to approve several issues.

Council Member Watts noted the home owners association had approved the project. The plans don't show the driveway's access at Highway One or how the cliff-bank obstructs the view of oncoming traffic; the bank needs to be cleared and her engineer should add that to the plans. The eight trees to be cut also need to be added to the plans.

John Bower asked why the County required a second alternative locations for the septic system. Ms. Forsman said it has to be up hill above the house as well as having a primary and secondary leach field. Mr. Bower noted the County may want her to install two septic systems; Ms. Forsman will look into it

It was moved by Council Member Watts, seconded by Council Member Chasey, and unanimously carried to recommend approval of the project provided the driveway approach to Highway One be subject to the sight distance requirements mandated by law. Council Member Chasey will write the letter to the County.

7. Sonoma Clean Power (SCP): Joel Chaban, SCP Board Member

Mr. Chaban stated SCP has a board of directors, Supervisor Dan Hamburg and the Mayor of Willits are members. SCP had been in business for three years and providing power to Mendocino County for one year. They get power from solar and wind. There are several other companies throughout California that provide clean power. SCP is a non-profit organization and has paid off all their debt. They have provided 1,600 stations electric-vehicle charging stations to people in both counties, and have placed kit cars in local high schools for educational purposes. SCP offers many programs PG&E doesn't, mostly environment related and provides rebates to people generating solar power back into the system. Several other programs were explained. It would be difficult for isolated communities to form their own power company because of the complicated permitting process. Neighbors sharing power from their own solar grid was discussed. He would like to see landlords install solar systems to offer tenants lower rates.

8. Status of the Gualala Water Moratorium:

Council Chair Juengling reported the Gualala River flow is now 40 cubic feet a second. If we have no rain and drought conditions continue, Gualala will go back on restrictions.

9. Council Matters:

9.a. Discussion: Gualala Community Action Plan (GCAP) (Streetscape Planning)

Council Chair Juengling described what the Design Phase entailed with drive lanes, bike lanes, turn lanes, side-walks, landscaping, and lighting. **Jim Biller** mentioned how Golden Gate Park designated parking places in a way where parked cars protect bikers and pedestrians from traffic.

9.b. Report: CalTrans Gualala Public Scoping Meeting:

Council Chair Mills reported Frank Demling of CalTrans and Phil Dow, Director of Mendocino Council of Governments, attended the 16 January Public Scoping Meeting. Mr. Demling stated CalTrans would be paving their right-of-way just south of Breaker's Inn making it into a large vehicle parking area.

The Project Initiation Report was being developed; it, the budget, and the right-of-way parking-area plans will be added to the project's webpage. The CCC will be involved with deciding the type of parking areas paving used because of runoff into the river and the numerous paving types available. **Jim Biller** suggested someone look at Lake Tahoe-area communities and how they have stopped runoff into the lake by using permeable paving methods.

9.c. Discussion: Gualala Parking Issues:

John Bower is looking for downtown parking solutions. Venders on the CalTrans right-of-way every weekend shouldn't be there. When the area is paved for parking, they will be hard to relocate. Designs don't include Old State Road; that's a problem for future traffic development. The community should adjust the Town Plan to accommodate more modern ideas in parking areas. Around twenty businesses will be affected by the loss of Highway One on; the Parking Committee should start meeting as soon as it can to address these issues. Various parking areas and locations were discussed. **Council Member Watts** felt the State could provide funding for parking. **Council Chair Juengling** asked for a parking forum be added to the March or April Agenda.



9..d. Various CalTrans and; County Issues:

i. Future Mill Bend Forum Report:

Council Member Ivor reported no forum was planned at this time but many people are looking at the property's potential as a "gateway" to Mendocino County. The people of both counties want to keep the property for the community and the Counties may help in purchasing it. A past Sonoma County Supervisor proposed designating a Gualala River Park. Mill Bend could be part of the National Seashore Park System. It's unique and could draw ecotourism, becoming a destination like the Stornetta Lands. John Walton heads the Coalition. Ask him to present a report to GMAC. The ball is rolling and interest is building.

Council Chair Juengling felt the property would fit right in with what the Gualala Town Plan addresses: protecting natural resources; extending the Bluff Trail; making a walkable community. It would be a good working partner with the Streetscape plan, as well as provide some of the needed parking areas. The item will on the 1 March Agenda to set a date for Mr. Walton's visit.

ii. Pacific Woods Road Brush Cutting:

Council Member Mills reported Howard Dashiell, Director of the Mendocino Department of Transportation, can't cut or trim brush along Pacific Woods Road; he doesn't have the manpower to do it. It may be done in the spring. Iverson Road needs work as will.

Council Member Mills also asked Mr. Demling about the scheduling for paving Highway One from the Gualala River Bridge to Point Arena. Mr. Demling said it's scheduled for 2020. Major road work also needs to be done on Highway One at mile marker 7.37. There is a big bump, especially in the north-bound lane, requiring major repair. Mr. Demling didn't know anything about it and it's not on his schedule for work to be done.

10. Chairman Juengling's Report:

Council Chair Juengling spoke with Mr. Demling earlier; he was not intending to attend tonight's meeting. He will meet with the County next month about refining the GCAP design: road alignment; blending the design into the present look of the town, where utilities lay, etc. He may attend the March meeting.

11. Vice-Chairman Ivor's Report:

Vice-chairman Ivor reported the Dogwood Timber Harvest Plan was again delayed by CalFire into Feb, no decision.

12. Secretary Watts' Report:

Secretary Watts reported Supervisor Dan Hamburg is not standing for reelection. He heard candidate Chris Skyhawk speak in Manchester. Ted Williams and one other Gualala-area candidate were also mentioned as running.

13. Treasurer's Report:

Interim Treasurer Mills reported GMAC is up-to-date on all its payments. He couldn't get information from the County about GMAC's accounts but will try again. He volunteered for- and the Council unanimously agreed that he will take the office of GMAC Treasurer.

14. Website Report: Maintenance of GMAC Website:

Find/ Hire a Webmaster:

Council Chair Juengling reported he is still looking for a webmaster. He has a candidate in mind but that person is busy with starting a company at present. **Council Member Mills** will put an article in the ICO and on the Gualala Trading post website.

15. Broadband Report: None

16. GMAC Promotion, Citizen Participation & Recruitment:

Council Member Mills reported an announcement was on both local radio stations and in the ICO; the sign was on the highway. Melissa Finley was appointed to the Council and will be able to vote at the 1 March meeting.

17. Administrative Secretary Mobert's Report:

Administrative Secretary Mobert reported working 15.62 hours; materials were \$7.60, for a total of \$241.90.



GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

18. Agenda for next meeting – 1 March 2018:

Discuss inviting the Mill Bend Coalition to speak

Sheriff's Forum: Sheriff Allman, convenes at 18:00

Disaster Preparedness with Julia Acker, Gualala Volunteer Fire Department Chief, and a representative from the Ham Radio Club

Discuss inviting a Planning and Building Department representative to speak on the GCAP building issues, and answer public concerns

19. Adjournment: 20:50

DRAFT Minutes prepared by Administrative Secretary Mobert

GMAC's archives may be viewed at this website: www.gualalamac.org, and/or by contacting Administrator Mobert: (707) 884-3368.

The Mendocino County Board of Supervisors established the Gualala Municipal Advisory Council (GMAC) to advise them on planning issues that affect or have the potential to affect the Gualala area. The GMAC's role is advisory only.

Public Attendance and Participation is Encouraged at all GMAC Meetings.