



### Minutes for 1 March 2018

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 1 March at the Gualala Community Center (GCC) in downtown Gualala. Council Members present were: Melissa Finley, Robert Juengling, Eric Mills, and Jeff Watts. Council Members Lloyd Chasey and Charles Ivor were absent. Special Guest Phil Dow, Director of Mendocino Council of Governments (MCOG); Frank Demling, CalTrans Gualala Community Action Plan Project Manager; Administrative Secretary Mary Mobert, and; ten members of the public were also present (see sign-in sheet and speaker's cards). Council Chair Juengling convened the meeting at 19 00.

1. ***Sheriff's Forum with Sheriff Allman; Coast Commander, Lieutenant Greg Stefani, two Sheriff's deputies; CHP Offers Howard and Owen, and; 30 members of the public in attendance was convened at 16:00.***

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

3. ***Consent Agenda:***

3.a. ***Minutes: 1 February 2018***

It was moved by Council Member Mills, seconded by Council Member Finley, and unanimously carried that the Minutes be approve as corrected by including the edits sent by Council Member Watts (see attached).

3.b. ***Correspondence:***

3.b.i. CalFire 2018 THP Notice Renewal Form

4. ***Approval of Agenda:***

It was moved by Council Member Mills, seconded by Council Member Finley, and unanimously carried that the Agenda be approved as amended by moving Items 9.a. - d. Council Matters to Item 8 and renumber all Items below them.

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

***i. Chuck Henderson***, Gualala-area resident, reported on the Fire-Ready Mendonoma supplement insert to be published in English and Spanish in the 26 April edition the Independent Coast Observer (ICO). He asked if the Council would present a Fire Forum with local Fire Chiefs, foresters, CalFire, and other stakeholders as speakers. Information would be presented on what home owners can do to prepare for- and in emergency situations—fire, earth- quake, tsunami, etc.; PG&E is funding the insert. He suggested the forum be held around 5 May. The Gualala Lions Club could present an afternoon Barbeque. The Item will be on the 5 April Agenda. Council Members Ivor and Mills will work with Mr. Henderson to present the forum.

6. ***Report: Mendocino County Law/Code Enforcement:*** See Sheriff's Forum recording on the GMAC website.

7. ***CDPM #2017-0007 (Cross)***; Location: 46051 Fish Rock Road; APN 143-110-32; Administrative Coastal Development Permit Modification of CDP #2014-0004 to change the use of the approved barn to a single-family residence. The proposal also includes after-the-fact approval for two storage sheds. Associated improvements include a septic system. Ms. Cross was present. **Council Member Watts** saw no problems with the project.

**Council Chair Juengling** noted the barn was built in 2014 but is now to be the main residence and wondered if the septic system had been updated. The emergency exit for the Enchanted Meadows subdivision that ran next to property and was a concern for residents was also discussed. Council Member Mills stated Planner Julia Acker has agreed to attend a planning meeting regarding the emergency exit for Sunset Drive and its present problems.

**Council Member Finley** asked if the foundation was poured when it was meant to be a barn or after the decision to remodel it as a residence was made. The floorplan didn't match the previous plans and the application was not completed properly in several places. She didn't want to make a decision on incomplete information.

**Council Chair Juengling** stated Planning and Building will work with Ms. Cross to address all the problems, so GMAC doesn't have to.

**John Bower**, Gualala-area resident said the North Gualala Water Company was asked to comment on the application since there was a corner of the residence's building that overlapped the property boundary line making the access road unusable.

**It was moved by Council Member Watts, seconded by Council Member Mills, and unanimously carried that the project be approved. Council Member Watts** will write the letter to the County.

**8. Council Matters:**

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

**Frank Demling**, who lead the Public Scoping Meeting 16 January and is Project Manager for the CalTrans' GCAP Project, reported that John Bower showed him around Gualala after the Scoping meeting and discussed access, rights-of-way, utilities, drainage, culverts, parking, and other matters regarding the project. CalTrans will take a closer look at infrastructure—curbs, gutters, sidewalks, etc.— that already exist to be aware and take advantage of their location to add them into the plan. They will use a side-scanning Mobile Terrestrial Laser Scanner to record where utility alignments lay so to take a straighter roadway line through town. He noted there was less than a year to assess the alignment alternatives and present them to the public for comment before the Design Phase begins. Using the side scanner will exert the minimum amount of harm to the existing infrastructure. Choosing the best route for the highway will minimize the impact of construction on what exists now and retain the present look of the town. He also wants to address the loss of parking and take advantage of what's there. The Construction Phase will begin in four years.

**Council Chair Juengling** suggested using the eight-foot sidewalk to be accessible to vehicles—to drive onto them—in an emergency situation. **Mr. Demling** will consider the request and submit it to his Design Division. Tomorrow he meets with Planner Julia Acker about the plan's adherence to the Gualala Town Plan regarding the 5-foot bike lane; 11-foot driving lanes, and 12-foot center turn lane accommodating both directions through town.

**Phil Dow**, Director of Mendocino Council of Governments (MCOG), will also meet with Julia Acker tomorrow. He felt it was time to update the Gualala Town Plan and the Mendocino Head Planner wants his staff to start addressing it soon. The Head Planner is also concerned about the parking issue and will visit the area in the near future to assess the situation. He has hired two people who will consider County plan updates and may be helping with the GCAP streetscaping. Funding is approved for the Design Phase, effective 1 July 2018, from California State Transportation Improvement Program (STIP) monies: \$575,000. Right-of-way assessment and acquisition needs to be done. The 2020 STIP monies will be requested in 2019. The project is on schedule.

**8.b. Discussion: Gualala Parking Issues:**

Parking at the CalTrans right-of-way pullout on the south, the lot behind the Gualala Country Inn and beside the Gualala Community Center, parcels on Church Street and West Moonrise, the areas around the two markets, and other locations downtown were discussed in detail. Various parking plans were also discussed including the possibility of County Planning and Building suggesting other locations. It was agreed a Parking Committee Meeting will be held at the North Gualala Water Company Meeting Room at 13:00 tomorrow with Council Members Finley, Juengling, and Mills, John Bower, and meeting attendee Michael Cleeman in attendance.

**8.c. Various CalTrans and; County Issues:**

**i. Repaving of Highway One:**

**Mr. Demling** announced the repaving of Highway One from the Gualala Bridge to Point Arena will begin in the spring of 2020; drainage, shoulder widening, and guardrails will be improved. A map will be on line to show the paving project's plans soon.

**ii. Future Mill Bend Coalition Speaker Report:**

**Council Chair Juengling** reported Council Member Ivor is apprising Supervisor Dan Hamburg on the situation. The Mill Bend Coalition met with the Sonoma County Board of Supervisors about the County purchasing their section of the Gualala Redwoods property. They were very interested in doing so.

**9. Status of the Gualala Water Moratorium:** None



10. **Chairman Juengling's Report:** None
11. **Vice-Chairman Ivor's Report:** None
12. **Secretary Watts' Report:**  
Secretary Watts will be absent for the 5 April Meeting.
13. **Treasurer's Report:**  
Treasurer Mills reported is up to date on payments.
14. **Website Report: Maintenance of GMAC Website:** None
15. **Broadband Report:** None
16. **GMAC Promotion, Citizen Participation & Recruitment:** None
17. **Administrative Secretary Mobert's Report:**  
Administrative Secretary Mobert reported working 16.35 hours; materials were \$16.39, for a total of \$261.64.
18. **Agenda for next meeting – 5 April 2018:**
  - 18.a. Invite the Mill Bend Coalition to Speak
  - 18.b. Disaster Preparedness Forum with Planning and Building representative Julia Acker, South Coast Volunteer Fire Department Chief Warner, The Sea Ranch Fire Chief, a CalFire Representative, Redwood Coast Medical Services, the Ham Radio Club, and Other Stakeholders.
  - 18.c. Set a Date to Present a Parking Forum and Invite Local Business and Home Owners, and County and State Stakeholders.
  - 18.d. Attendance:
    - i. Administrative Secretary Mobert will not be able to attend the 3 May meeting. She will get the computer and her recording device to Council Member Mills for recording the meeting.
19. **Adjournment:** 20:50

Minutes prepared by Administrative Secretary Mobert