



## GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

### Minutes for 7 September 2017

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 7 September 2017 at the Gualala Community Center in downtown Gualala. Council Members present were: Lloyd Chasey, Charles Ivor, Robert Juengling, Eric Mills, and Jeff Watts. Council Member Ron Eckert was absent. Administrative Secretary Mary Mobert and five 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:**

Sheriff Tom Allman, CHP Officer Travis Struve, and thirteen members of the public were in attendance (see Sheriff's Forum recording on GMAC's website).

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

**3. Consent Agenda:**

**3.a... Minutes: 3 August 2017**

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

**3.b... Correspondence:** All were acknowledged as received.

**3.b...i..... CDP # 2017-0028 (Baker)**

**4. Approval of Agenda:**

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

**5. Public Input on Non-agenda Items:** None

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

CHP Officer Travis Struve reported the officer who was to be stationed here failed the academy. Presently, there are not enough people to staff the area.

Council Member Ivor stated drivers going through Elk are speeding at 40-50 MPH. Officer Struve has patrolled there and asked the public to call CHP office dispatch (707-467-4420) to relate the car's description, and time and place where they saw the event to help officers find the drivers.

**7. CDP #2017-0021 (Bastian); 35640 Timberwood Way; (APN 141-100-23-00); After-the-fact permitting of two 99 ft. by 30 ft. greenhouses (6,000± sq. ft.), a pond for fire protection and agricultural uses, and associated grading. Council Members Ivor and Mills saw the project.**

Mr. Bastian attended and gave a history of project. Due to complaints about construction, he got permits for the work. He has worked with the County for three years but the pond and greenhouses were built without permits.

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

*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 GMAC Meetings.



## GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

**Council Member Mills** stated there was quite a lot of grading. The pond is still under construction but he saw its final outline. He voiced concern regarding the management of surface water. He noted the plans were nothing but sketches, with no grading plan, architectural input, environmental report, or elevations and/or contours included.

**Council Member Watts** was concerned about what constituted the materials of the berm, if there was a spillway, and, if there was a heavy rain, would it hold.

**Council Chair Juengling** was concerned if an engineer was being consulted. MR. Bastian said he was working with a contractor from Sonoma County to finish the pond work but not an engineer.

**Council Member Ivor** felt engineering of the pond was a big issue and should be done with environmental laws in mind; the greenhouses should be able to withstand high winds; an architect should look at the plans; a grading permit was needed, and; the electrical hookup was a concern.

It was moved by **Council Member Watts**, 2nd by **Council Member Chasey**, and unanimously carried that the project be approved provided the County have owner provide detailed drawings and a scope of work report. Council Member Mills will write the letter to the County.

**8. CDP # 2017-0028 (Baker); Location: 42001 Iversen Road; (APN 141-100-12-00); Coastal Development Permit to demolish and replace an existing modular home with a 1,782 sq. ft. manufactured home. Existing development includes a well, carport, garage, and shop. Council Members Juengling and Mills saw the project. Council Chair Juengling read the CDP into the record.**

**Mrs. Baker and Richard Puckett** salesman for trailer company attended and gave history of project. The existing modular home is old and falling apart. The remodel includes a new modular and replacement of electrical service.

**Council Chair Juengling** said the new modular will be placed on the existing foundation with the current square footage footprint and saw no problem with the project. The foundation and piers, and septic system were discussed.

It was moved by **Council Chair Juengling**, seconded by **Council Member Chasey**, and unanimously carried that the project be approved as presented. Council Chair Juengling will write the letter to the County.

**9. Website Report: Maintenance of GMAC Website: Council Member Juengling** introduced **Webmaster Amanda Buchner**. She has been working with Council Member Eckert since June. A new format was introduced to update the system and is more community-participation oriented and open to public comments than the old system was. The analytics at the bottom of the site are sent to Council Member Eckert monthly. The site is well established now and members can receive e-mails via a hyperlink but their e-mail addresses are not given. She will send her contact information to Council Chair Juengling for addition to the Contact List.

**Council Member Ivor** asked the monthly analytics report be sent to all GMAC members as well.

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

*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 GMAC Meetings.



## GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

**10. Mill Bend Forum 14 September:** *The Friends of the Gualala River* have a guest speaker for that night, so the meeting will be rescheduled for the second or third week in October. Council Members Chasey, Ivor, and Mills will contact John Walton to set date with any stakeholders who can attend.

**11. Drought: Discussion: Status of the Gualala Water Moratorium:**

**Council Chair Juengling** reported the Gualala River flow is now above 6.47 cubic feet-a-second today. Under 4 cubic feet is the minimum and 2 cubic feet is a dire water emergency for Gualala.

**Council Member Ivor** noted the Carmel River dam was removed four years ago and steelhead are now coming back to the river. If the Gualala River was restored and better habitat provided, more fish would return. It least there was no dam on the Gualala River.

**12. Council Matters:**

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

**Council Chair Juengling** stated Phil Dow of Mendocino Council of Governments may attend the Public Scoping meeting (see 12. b. below).

**12.b... Public Scoping Meeting:**

**Council Chair Juengling** said Frank Demling of CalTrans will not hold the 21 September Public Scoping meeting; it will be held around Thursday, 26 October instead. There will be more information at the 5 October GMAC meeting.

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

**Council Chair Juengling** noted this last weekend's traffic in town was very congested. The Bower properties are most affected by parking issues, as well as the Gualala Community Center. Parking meetings should start again.

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

**Council Member Mills** is still in contact with the CalTrans employee about their Anchor Bay drainage project. It has yet to begin. Highway One will be repaved from the Gualala River to Mill Street in Point Arena next summer.

**13. Chairman Juengling's Report:** Christine Steel of Mendocino Broad Band Alliance will speak at the 5 October meeting.

**14. Vice-Chairman Ivor's Report:** The Dogwood law suit is still in place and time is running out for CalFire to reapprove the project.

**15. Secretary Watts' Report:** He will not be in attendance 5 October; he is traveling to see his children.

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

**17. Broadband Report:** None

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

**Council Member Mills** reported he talked to both radio stations, the meeting sign is erected in front of the Gualala Community Center, an announcement was in the Independent Coast Observer, and on the Gualala Trading Post site. Only five people were in attendance this evening. When GMAC features speakers, attendance is up. He will invite Supervisor Hamburg to speak at the 2 November meeting.

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

*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 GMAC Meetings.



## GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

**19. Administrative Secretary Mobert's Report:** Administrative Secretary Mobert reported working 13.42 hours; materials were \$6.21, for a total of \$207.49.

**20. Agenda for next meeting** – 5 October 2017:

a. Ask County Planning and Building Department what is the scope of GMAC's work and the County's expectations regarding the Council's CDP recommendations so the Council is not duplicating work already accomplished. GMAC should invite a department representative to speak at a future meeting.

**Council Member Mills** noted one planner appreciated the feedback GMAC provides, was surprised by the details in GMAC's recommendations, and impressed by the quality of the knowledge retained by its members.

**21. Adjournment:** 20:44.

DRAFT Minutes prepared by Administrator Mobert

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

*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 GMAC Meetings.