



Minutes for 4 October 2018

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held Thursday, 4 October at the Gualala Community Center in downtown Gualala. Council Members present were: Melissa Finley, Charles Ivor, Robert Juengling, Eric Mills, and Jeff Watts. Council Member Lloyd Chasey was absent. Administrative Secretary Mary Moberg and six members of the public were also present (see sign-in sheet and speaker's cards). **Council Chair Juengling** convened the meeting at 18:38.

1. Introductions and Announcements: Council Members introduced themselves. **Council Member Mills** announced he will not renew his seat; November will be his last meeting and a new Treasurer will need to be elected at that time.

2. Consent Agenda:

a. Minutes: 6 September 2018

It was moved by Council Member Ivor, seconded by Council Member Finley, and unanimously carried four YES (Council Members Finley, Ivor, Juengling, and Watts, 0 NO, and 1 ABSTENTION (Council Member Mills) that the Minutes be approve as amended:

i. on page 2, Item 13, paragraph 2, line 2: spelling out "MCN," "Mendocino Community Network" and deleting "ability" and adding "permission" so the line reads "...that Council Member Chasey ask Mendocino Community Network for permission ...", and:

ii. on page 2, Item 15, paragraph 2, line 1: insert between "the" between "studying" and "various" so the line reads: "...after studying the various maps..."

b. Correspondence: None

3. Approval of Agenda:

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

4. Public Input on Non-agenda Items:

i. John Bower, Gualala-area resident, asked if GMAC usually has input on boundary adjustments in the district? He distributed B #2018-0051 (Sundstrom Shopping Center [see attached]) that would be addressed by Planning and Building in Ukiah on 12 October. North Gualala Water Company (NGWC) wasn't notified, nor were any of the adjoining and adjacent property owners. There is contamination on the property, drainage issues, and other problems. No surveyor's drawings were included in the packet. He stated that when he called the County, they were ho hum about his or the neighbors not receiving information. **Council Chair Juengling** will call the County to about the project.

Mr. Bower also noted two CDPs to be issued, the cable TV company will do a trenching project to replace cable near Glennen Drive and CalTrans will allow AT&T to work and park on Highway One just north of Anchor Bay Campground.

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

6. CDP #2018-0013 (Duffield); APN 143-161-03; Location: 34200 South Highway One; Demolish existing 3,200 sq. ft. residence and foundation to make the lot vacant. As an alternative to conventional demolition, the residence may be burned by the local fire department. All materials will be removed from the site

and taken to an approved disposal facility. The Property owner's representative, caretaker Will Guyan, was in attendance; he has lived in the Gualala area since 1967.

The house has many issues, especially with wood rot; the owner wants to demolish it to get the property back to its original condition. All materials: wood, glass, roofing etc., will be separated and recycled. The NGWC's meter will be shut off but in the future can be turned on with approval from the County. Both **Council Members Finley and Watts** don't want to see it burned and asked the small tufts of new Pampas grass, an invasive species shall be removed from the site.

Council Chair Juengling asked if the septic would be removed? Mr. Guyan said no, that would ruin the bluff; it might slide into the ocean. He added the access road, to the south, will have a gate; there will be no access to property otherwise.

Council Member Ivor asked if the old building's footings would be removed and if any future building would be erected. Mr. Guyan said the footings would be removed but no future building will be done.

It was moved by Council Member Finley, seconded by Council Member Watts, and unanimously carried that the project be recommended for approval. Council Member Finley will write the letter to the County with Council Member Watts' assistance.

7. Ted Williams, Candidate for the Mendocino County Board of Supervisors wasn't able to attend. He will be invited to December's meeting.

8. Status of the Gualala Water Moratorium: Council Chair Juengling introduced David Bower, President of the North Gualala Water Company (NGWC). **Mr. Bower** gave a history of the water moratorium that went into effect in 2008. NGWC submitted a plan to find more water by various means: wells, reservoirs, etc. They are presently drilling wells on their own property under the direction of a geologist; they have only three years left on the plan. Access to other parcels and agreements with other property owners need to be solved. NGWC is looking at properties close to town because pipe is \$1 million a mile to lay and a treatment plant is very expensive. Any successful wells may go into production in 2019.

NGWC is also exploring locations for a reservoir. There are grants for reservoirs to small water companies but it's a long application process, plus one to two years before knowing if the funds are coming.

NGWC is looking at places to put a reservoir of about 100 acre feet; there are numerous rules regulating location and environmental concerns. Because there are so many variables, he didn't know what would happen in the future and or how the long process will take.

Council Member Ivor asked if consultants were looking at population and growth issues. **Mr. Bower** said the original plan was based on 2008 data and extrapolated for a 1% to 3% growth over twenty years. In reality, growth has been zero for ten years. NGWC uses the same amount of water per year presently that was used in 1982 with only 2/3 the present customer base. Customers have taken conservation seriously and it shows in the data.

Council Chair Juengling noted The Sea Ranch reservoir was built to accommodate their maximum number of buildable lots. Gualala doesn't really know how many buildable lots are in the area. **Mr. Bower** noted the moratorium has to be lifted before any building can start. NGWC only uses water from the river presently. As there is less water due to drought, NGWC needs to take less water from the river and find

more somewhere else to fill the gap.

Council Chair Juengling didn't know how to keep the water flow above 5.4 cu a second to maintain the present drinking water use. **Council Member Ivor** cited the presence of endangered species in river and that it was classified as "wild and scenic" as two of the reasons to preserve the river as it is. Its water was too important to people of Gualala, County tourism, and wildlife that depend on it. It has been logged for a long time and now there is no shade to help fish and other animals survive or to hold water in the soil.

Council Member Finley asked if there is a maximum number of water meters permitted by the moratorium. and if a meter could be moved to another lot bringing service to a new location by using the old location's meter. **Mr. Bower** said he was restricted to supplying all meters that were presently in service plus one hundred will-serve clients that could be connected in the future. No meter may be moved to another location and receive service there, they are not transferable.

Council Member Mills wondered if NGWC's clients are still on restricted water use. **Mr. Bower** said yes but only in drought or during no-rain times. Restrictions are off in winter. All usage rules are available on line or at the NGWC office.

Administrative Secretary Mobert asked about the desalinization plant NGWC was considering buying last year. **Mr. Bower** doesn't feel a desalinization plant here is a good idea and doesn't feel the community would want it one

Council Member Ivor asked about reclamation of grey water and catchment systems in neighborhoods. He also wanted Mr. Bower to attend quarterly meetings keeping the Council and the public apprised of the water situation. **Mr. Bower** felt catchments and reclamation might work on the ridge but not in town. At present, Gualala's usage is well below California's recommended limits per customer for water conservation. He felt that, since things develop slowly, attending two meetings a year would be sufficient.

John Bower noted The Sea Ranch may have excess water in their ponds because of reduced demand and the County upgrading its fixtures. They may consider sharing water if NGWC can cooperate in filling their reservoir when water is abundant. At present, The Sea Ranch is not open to the suggestion. The State's new flow laws may lower NGWC future usage and access to the river's water. Lifting the moratorium as soon as possible would really help NGWC. Sending information on Gualala's situation to legislators would also help because they don't presently know what the situation is here.

9. Council Matters:

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

Council Chair Juengling reported the environmental phase is moving along. The Council should receive a report in the first quarter of 2019. CalTrans is still working on highway alignments.

b. Discussion: Gualala Parking Issues:

Council Member Finley reported no parking meetings are being held. **John Bower** noted property and business owner parking surveys have been done but few of the owners completed them.

c. Various CalTrans and; County Issues:

i. Future Mill Bend Coalition Speaker: None

ii. Invite Planning and Building Department Representative to Speak: None

10. Chairman Juengling's Report: None.

11. **Vice-Chairman Ivor's Report:**
Vice-Chairman Ivor reported the Friends of the Gualala River's "Dogwood" THP #1-15-042 SON lawsuit will be heard by the District Court Oct 10 in Santa Rosa at 1 p.m.
12. **Secretary Watts' Report:** None
13. **Treasurer's Report:**
Treasurer Mills reported that, in July, the County deposited \$5,000 into GMAC's account. The present balance is \$4,576. The Council should elect a new Treasurer at the next meeting.
14. **Website Report: Maintenance of GMAC Website:**
Administrative Secretary Mobert reported Council Member Chasey was able to access a book on how to run the site's software. He will be doing the input, so GMAC doesn't have to pay anyone to do so in the future. She and Council Member Chasey worked together to put the written Minutes and Agendas, and recordings of special and regular meetings from August 2017 to the present onto GMAC's website. They are now open to access by anyone interested.
15. **Broadband Report:** None
16. **GMAC Promotion, Citizen Participation & Recruitment:**
Administrative Secretary Mobert reported she will be on KGUA Radio's *Peggy's Place* Monday, 8 October at 09:00 talking about GMAC, what it has done, it's present projects and activities, and that two regular and one alternate seats are open on the Council. She reprinted application forms and has them available at the Agenda table every meeting and at any time upon request.
17. **Administrative Secretary Mobert's Report:**
Administrative Secretary Mobert reported working 15.66 hours; materials were \$3.36, for a total of \$238.36.
18. **Agenda for next meeting** – 1 November 2018:
 - a. **Invite Speakers:** Ted Williams, Mendocino County 5th District Supervisor, 6 December. **Council Member Ivor** will work to have others come to talk.
 - b. **Elect a new Treasurer**
19. **Adjournment:**
It was mutually agreed to adjourn at 20:38

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 GMAC Meetings.