



## Minutes for 1 November 2018

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 1 November 2018 at the Gualala Community Center in downtown Gualala. Council Members present were: Lloyd Chasey, Melissa Finley, Charles Ivor, Robert Juengling, Eric Mills, and Jeff Watts. Administrator Mary Mober and Seven 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 Chair Juengling** noted that GMAC will miss Council Member Mills who is resigning as of tonight. He thanked Council Member Mills for serving on GMAC since 2014 and especially as its Treasurer since earlier this year. "A big thank you," was wished by all present.

**Council Chair Juengling** announced Mendocino County 5th District Supervisor Ted Williams will be speaking and answering community concerns on 6 December. Sheriff Tom Allman will also be holding his quarterly Sheriff's Forum that night starting at 18:00.

**Council Member Finley** noted that, when she was appointed, she took over a position that would expire this month. She reapplied for her seat last month and was reinstated as a member until 2 October 2022 (see Oath of Office, attached).

2. **Consent Agenda:**

- a. **Minutes: 6 September 2018**

It was moved by Council Member Ivor, seconded by Council Member Chasey, and unanimously carried 4 YES (Council Members Finley, Ivor, Juengling, and, Mills) 0 NO, and 1 ABSTENTION (Council Member Watts) that the Minutes be approve as amended: on page 3, Item 7, paragraph 1, line 1: change the cubic feet per second of water flow in the Gualala River from "5.4" to "4.0."

- b. **Correspondence:**

- i. Julia Acker, e-mail, 10/09: Re.: B 2018-0051 (Sundstrom Shopping Center)
- ii. Julia Acker, e-mail, 10/10: Re.: B 2018-0051 (Sundstrom Shopping Center)
- iii. Russell Ford, e-mail, 10/17: Re.: B 2018-0051 (Sundstrom Shopping Center)
- iv. John Bower, e-mail, 10/24: Re.: Concerns about B 2018-0051 (Sundstrom Shopping Center)
- v. Julia Acker, e-mail, 10/25: Re.: Un-notified CDP Projects
- vi. Bob Rutemoeller, e-mail, 10/28 Re. : Location of CDPR 2018-0004 (Landshark)

3. **Approval of Agenda:**

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

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

- i. **John Bower**, Gualala-area resident, reported that on 18 October, a *North Coast Regional Water Quality Control Board* (NCRWQCB) representative come to Gualala because of receiving a pollution complaint and found concrete slurry washed out of a truck, into a drainage pipe, over the cliff edge behind Surf Market, and onto the bottom of the bluff. The NCRWQCB contacted County Environmental Health regarding complaint. Mr. Bower assumed the NCRWQCB or the County would clean it up but,

nothing has been done and the remainder of the slurry may go into river when the first hard rains fall. He received a County complaint form from Planner Russell Ford but Mr. Bower doesn't want to use it.

**Council Member Ivor** felt the County should be advised to clean it up before the rains. He felt perhaps the State Fish and Wildlife Department should be contacted about it. **Mr. Bower** referred questions to Paul Nelson at the NCRWQCB's Santa Rosa branch office. **Council Member Ivor** will make some phone calls to various departments on the issue.

**Council Chair Juengling** noted the drainage problems in downtown Gualala are huge, with rusted galvanized pipes, and concrete pipes that are cracked, eroded, and/or don't join anymore. CalTrans, via the Gualala Streetscaping Project, may be able to fix the problem, maybe not.

**Council Member Watts** asked if anyone knew who dumped the slurry and how one discovers what company did it. **Mr. Bower** said no one knows and it would be hard to find out and/or prove.

5. **Report: Mendocino County Law/Code Enforcement:** The Sheriff's Forum will be held 6 December starting at 18:00. CDP Officers usually attend as well.
6. **CDPB #2018-0051 (Sundstrom Shopping Center);** Location: 39225 South Highway One; APNs 145-262-23, -37, -38, & 39x; Coastal Development Boundary Line Adjustment to reconfigure the boundary between 3 existing parcels. Parcel 1 (APNs 145-262-38 & 39x) will decrease to 0.43± acres, Parcel 2 (APNs 145-262-37 & -39x will increase to 0.71± acres, and Parcel 3 (APN 145-262-23 will increase to 1.53± acres. The owner was present. Council Chair Juengling noted the project was not referred to GMAC, which was an oversight by the County.

**Owner Maxine Temple** stated the boundary adjustment didn't affect any other neighboring properties.

**Council Members Chasey, Finley, and Ivor** saw no problems with the CDP.

**John Bower** noted his concerns sent by e-mail 24 October (see CDP Archives). He felt the County acted as if it was unaware this area had a local Coastal plan because they haven't followed that plan. Waterlines cross one parcel to serve another; designated parking isn't clear and should be addressed; combining four parcels into three, where one has contamination, should also be addressed along with drainage and easement needs. All this was problematic only when selling parcels to more than one party; at present the shopping center parcels are for sale.

**It was moved by Council Member Ivor, seconded by Council Member Watts, and carried 5 YES (Council Members Chasey, Finley, Ivor, Mills, and Watts), 0 NO, and 1 ABSTENTION (Council Chair Juengling) to recommend approval of the project as presented. Council Member Chasey will write letter to the County.**

7. **CDPR #2018-0004 (Landshark Development LLC);** Location: 35791 Timber Way; APN 141-100-32; Request: 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 the original request. Neither the owner nor their representative were present.

**Council Chair Juengling** had driven by the property and didn't see any changes other than two, 5,000 gallon water tanks, some agricultural Quonset huts, and a school bus.

After some discussion, **it was moved by Council Member Chasey, second by Council Member Ivor, and unanimously carried that the project be recommended for approval as presented. Council Member Chasey** will write the letter to the County.

8. **Status of the Gualala Water Moratorium: Council Chair Juengling** enjoyed the Update given by David Bower at last month's meeting and was glad grants were available for North Gualala Water Company (NGWC) to research further water resources in the area. If the research doesn't yield fruit, he recommends NGWC look at moving its operation into the public domain. GMAC will also discuss this possibility with the new 5<sup>th</sup> District Supervisor, Ted Williams. He noted the Gualala River flow is now 4.0 cubic feet a second.

9. **Council Matters:**

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

**Council Chair Juengling** reported he spoke with Nephela Barrett the new Mendocino Council of Governments (MCOG) Director. They are still looking for solutions to the impact of the loss of highway on-street parking. Sidewalks may be six feet wide and the highway may have sharrows and be less than 60 feet wide. Ms. Barrett may attend the January or February 2019 meeting to speak about the project and answer any public concerns.

He announced the Gualala Redwood Company is in escrow to donate two parcels behind the Gualala Country Inn to the Gualala Community Center. This may alleviate parking issues on weekends.

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

**Council Chair Juengling** reported the Parking Committee has disbanded since its last meeting in April. A parking survey was distributed to business and property owners; CalTrans and MCOG also conducted a pedestrian survey. He felt business and property owners should solve the loss of street parking on their parcels themselves. Developing a parking area like the one at Jenner with restrooms, a view over the bluff, and a connection to the Bluff Trail into town and the Gualala River Bridge connecting with the River Trail would be a good addition to the streetscape plan.

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:**

**Council Chair Juengling** feels the moving of the Post Office to its current location has been the best thing to happen for Gualala in the past year. It alleviated some of the downtown circulation problems but weekends still bring traffic problems.

**Mr. Bower** stated he is waiting on NCRWQCB's decision on petroleum pollution research conducted on the northeastern corner of Surf Market's parking area before he can move forward with his plans to remodel that parking area to accommodate more vehicles.

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

**Vice-Chairman Ivor** reported a 3,400 acre property called the Silva Ranch has been conserved in Sonoma County by the nonprofit organization *Western Rivers Conservancy* that raises money to acquire properties for conservation and public use. The Silva Ranch lies next to 75,000 acres of an already-conserved property near the Wheatfield fork of Gualala River.

The *Friends of the Gualala River* won the law suit regarding THP (Timber Harvest Plan) #1-15-042 SON "Dogwood" heard 10 October in Santa Rosa (see ICO article). *Gualala Timber Company* probably won't appeal, so the acreage is now off limits to THP work and may be added to the already conserved "Enchanted Forest" parklands that lie next to it.

12. **Secretary Watts' Report:**

**Secretary Watts** reported he will be retiring August 2019. He urged citizens to consider serving on the Council. **Council Chair Juengling** will write an article for the Independent Coast Observer (ICO) that

gives details on what GMAC does, who the current Members are, and how long they have served on the Council.

**13. Treasurer's Report:**

**Treasurer Mills** reported that the GMAC's present account balance is \$4,337. The Gualala Community Center generously donates the space for Council and Sheriff's Forum meetings. He noted that, since he is resigning as of this meeting, a new Treasurer should be elected.

**It was moved by Council Member Watts, second by Council Member Ivor, and unanimously carried that Council Member Chasey be elected to the position of Council Treasurer.**

**14. Webmaster's Report: Maintenance of GMAC Website:** None

**15. Broadband Report:**

**Council Member Chasey** reported a representative of *Further Reach* will speak at Manchester Community Center on Tuesday, 6 November, and; that Sacramento will be one of the first cities in California to have 5G internet service in the state. **Council Chair Juengling** asked if anyone had heard that AT&T will build a facility near the Gualala Ridge Airport; no one had.

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

**Council Chair Juengling** will submit an article to the ICO citing what GMAC does and asking citizens to consider becoming a Member.

**17. Administrative Secretary Mobert's Report:**

**Administrative Secretary Mobert** reported that, because of the CDP and THP correspondence and issues this month, she worked 20.18 hours; materials were \$13.82, for a total of \$316.57. She urged everyone to vote 6 November. She will have hip replacement surgery 7 November and may be unable to complete all her duties for the month. **Council Chair Juengling** will get any mail while she is gone.

**18. Agenda for next meeting** – 6 December 2018:

- a. **Sheriff's Forum** with Sheriff Tom Allman convening at 18:00
- b. **Speaker Ted Williams**, Mendocino County 5<sup>th</sup> District Supervisor

**19. Adjournment:**

It was mutually agreed to adjourn at 19:42

DRAFT Minutes prepared by Administrative Secretary Mobert

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

*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.