



Minutes for 4 April 2019

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 4 April at the Gualala Community Center in downtown Gualala. Council Members present were: Lloyd Chasey, Melissa Finley, Charles Ivor, and Robert Juengling. Special Guest present were: CalTrans Representatives Frank Demling, Gualala Streetscaping Enhancement Director, and Cari Williams, and Lisa Barbash Designers; AT&T representatives Danial Ro and Jerrid Kershler; the new Director of Mendocino Council of Governments (MCOG), Nephele Barrett, and; the Superintendent of Point Arena Unified School District (PAUSD), Warren Geletti. Administrative Secretary Mary Mobert and 28 members of the public were also present (see sign-in sheet and speaker's cards). Council Chair Juengling convened the meeting at 18:32.

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

2. **Consent Agenda:**

2..a. **Minutes: 7 February & 7 March 2019**

i. It was moved by Council Member Ivor, seconded by Council Member Chasey, and unanimously carried that the Minutes of 7 February be approve as presented.

ii. It was moved by Council Member Chasey, seconded by Council Member Ivor, and unanimously carried that the Minutes of 7 March be approved as presented.

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

i. **MCN Annual Domain Registration** for \$17.30

ii. **CDP # 2017-0043** (Forsman)

iii. **OA #2018-0009 / 2018-0003** (County of Mendocino)

3. **Approval of Agenda:**

It was moved by Council Member Chasey, seconded by Council Member Ivor, and unanimously carried that the Agenda be approved as amended by adding to Item 9. **Status of the Gualala Water Moratorium, a. Walk/See CDP 2017-0043 (Forsman).**

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

i. **Mary Mobert**, Gualala-area resident, urged attendees present to join the GMAC. There were three Regular seats and one Alternate seat available, and all were welcome. **Council Member Ivor** added he had been on the Council many years and it had been very rewarding and informative.

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

6. **CDP #2017-0047 (Koogle);** Location:29151 Walker Gulch Road; APN142-040-30; Standard Coastal Development Permit for after-the-fact construction of a pond, major vegetation removal, relocation of a greenhouse, and the demolition of a trailer. Council Members Chasey and Ivor walked the project

Jim Koogle gave a history of the project and his dealings with State and County agencies.

Council Member Ivor noted the project looked like it was engineered, dug-out, and built by an engineer. Fire suppression was addressed since it is important in the area. Neighbors might use the pond's water in for future firefighting. The pond enhances wildlife, though the State Department of Fish and Wildlife has concerns about the water and will be watching developments closely. He feels the State will do a good job

in evaluating the situation. **Council Member Chasey** felt Mr. Koogle should follow the various State Department's edicts and make the pond safe for people downhill.

Council Chair Juengling asked if the measurements on the pond were correct and if the trailer would be relocated or removed. Mr. Koogle said the measurements were correct and the County would advise him about the disposition of the trailer. With the help of a botanist, he will revegetate the area around the pond.

It was moved by Council Member Chasey, seconded by Council Member Ivor and unanimously carried that the project be approved provided Mr. Koogle follows State- and County-mandated suggestions. Council Member Chasey will write the County.

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

Council Chair Juengling introduced CalTrans Representatives Frank Demling, Gualala Streetscaping Enhancement Director and Cari Williams, Designer.

Frank Demling reported there are two project alternatives (see attached). In Alternative Two, Highway One follows its present course. Alternative One is placed as far east as it will go so to impact parking facilities on the west side of the street as little as possible. Alternative One includes a center turn lane, two left turn lanes, sidewalks, and a 5 ft. bike lane on east side. Utilities are shown on one of the layouts.

The Highway's placement shift varies from five to ten feet depending on location. The final Draft Design will be issued between 15 May and 15 June 2019. When approved, work on the final design will begin. Construction will start in 2022. The largest impediments include: permitting requirements and right-of-way acquisition that, in some instances, may require eminent domain proceedings.

Resident and Business owner John Bower will give Mr. Demling a tour showing where all utilities, sewer, and drainage pipes are located; drainage and hydraulics hadn't been addressed by designers as yet. When found and analyzed, some of the sewer casings may need to be relocated.

A male attendee asked if walkways would be straight or meandering with plantings. **Mr. Demling** said they will be 6 foot meandering walkways and there are volunteers who will maintain the plantings and walkways.

Council Member Ivor asked what types of crosswalks would be in place; if they would be standard with yellow paint or have flashing lights. **Mr. Demling** answered there would be five rather than the one present and designers would decide what type of crosswalks and curbing for pedestrian refuge would be used.

A male attendee asked if there would be any speeding retarders built into the plan. **Mr. Demling** replied yes and indicated their positions to the north and south of the plan.

A male attendee noted that, though fine in parks, in business areas and on highways winding sidewalks aren't compatible with business and driving conditions. **Mr. Demling** disagreed; he felt they will do well here and not block a driver's view of pedestrians.

Council Member Chasey introduced Nephele Barrett, the new Director of Mendocino Council of Governments (MCOG) **Ms. Barrett** noted the Environmental and Design Phases of 2020 are funded for \$575,000. Application for Right-of-way Phase monies may be submitted to the *State Transportation Improvement Fund* by fall 2019 and paid by May 2020. Acquisition and construction will be discussed this fall and will total \$2.2 to \$3.3 Million. This phase may take one season to complete but it may take two seasons (a season being 15 April to 15 October). MCOG is accessing future pedestrian needs and has issued a report

found at: **MendoPedestrian.com (or org** she didn't know which) or on: **MendocinoCOG.com**. The site also lists future County projects. MCOG is excited to see the Gualala Streetscaping moving forward and will support it in the future.

Council Member Ivor asked if the lot south of The Vu Restaurant will be used for large vehicle parking with a wall to separate vegetation from the parking area. **Mr. Demling** replied yes, the excavation and paving of in the area will be completed when CalTrans repaves Highway One from the Gualala Bridge to just beyond Point Arena next summer. The part of the Gualala involved with the streetscaping will not be included in this 2020 repaving project since the streetscaping is due to start summer 2022.

John Bower, Gualala-area resident stated there was no truck or large trailer parking anywhere in Gualala. The Gualala Community Center has no parking on Pay 'N Take Saturdays or during large-attendance events. **Francine Temple**, Gualala-area resident, noted vendors occupy this area in the summer leaving little to no room for trucks or any vehicle to access the area. **Mr. Demling** referred the decision to Gualala's citizens to solve; the town needed to address the parking issue. South of The Vu Restaurant was a good parking place for large vehicles but law enforcement would depend on the Sheriff and/or CHP.

Council Chair Juengling noted trucks will park in the two-way turn lanes in the middle of the road to make deliveries; the widest place in town will be 90 feet. **Mr. Demling** stated this can be done here and is not untoward in CalTrans streetscaping projects.

A female attendee asked about the Pacific Coast Bike Route. **Mr. Demling** assured her the route is protected by CalTrans and the California Coastal Commission. Since Highway One will be widened in some locations, the bike route will have 12 foot lanes with 4 foot shoulders those places. He requested all present complete and return the CalTrans questionnaire (see attached). Those interested may view materials at the CalTrans District One website under Gualala Streetscaping Enhancement section.

b. Discussion: Gualala Parking Issues: None

Council Member Finley, being ill, left the meeting leaving no quorum for further votes.

8. Arena Elementary School Property Cell Tower Update: CDPU_2018-0020 (Point Arena Elementary School); Location: 39290 Old Stage Road, APN 145-091-22; Coastal Development Use Permit to construct a new telecommunications facility within a 2,025 sq. ft. lease area. The site is proposed to consist of a 123 ft. tall lattice type tower with 12 panel antennae, 24 radio units, surge suppressors along with various appurtenant equipment, a diesel electricity generator with a 54 gallon diesel fuel tank for backup power needs, and ground mounted equipment cabinets within the fenced-in lease area to facilitate the operations of the cell tower. Access to the lease area it to be via an existing asphalt driveway accessed from Old Stage Road. Council Members Finley and Juengling walked the property.

Point Arena Unified School District (PAUSD) Superintendent Warren Geletti stated he want to do what was best for community. A school may be built twenty years in the future but not now. The School Board sees no down side for the district in this project; indeed, the District will gain revenue.

John Bower stated his family originally donated ten acres for a school near the ridge airport but couldn't be built within the airport approach. That parcel was traded for this one. He asked, if a school was built, could the tower be moved?

Jerrid Kershler of AT&T answered yes, the tower could be moved. AT&T holds a 25 year lease on the property and termination rights for its \$1 million investment.

A male attendee agrees an internet-access tower in Gualala is a good idea. His children use computers at the Point Arena School and learning is prohibitive if a student doesn't have a signal to access information. People want access and improvements for their business and their children. **Council Chair Juengling** noted the tower doesn't broadcast to the downtown area but only along the ridge.

Navid Farah, Manchester, California resident, said there are other internet access services besides cell towers: satellites, fiber optics, etc. He spoke to the health risks involved. **Danial Ro** stated the tower will supply emergency services to the ridge. FCC regulations regarding radiation were then discussed.

Council Member Ivor asked if denser populations have these facilities. Yes, micro sites were all over California including the Bay and LA areas. AT&T has not received any response from neighbors. The County will decide in June with input from the School Board if the project will go on.

Mr. Bower asked if the tower could be seen. **Mr. Ro** said no, not this one. Other towers, such as in Manchester, the one on Iversen Road 3/4 mile north of KGUA tower and others throughout the County, can be.

No vote was taken since Council Member Finley became ill and left after the Streetscaping. This Item will be voted at the 2 May meeting.

9. Status of the Gualala Water Moratorium:

- a. **Council Member Ivor** stated there had been plenty of rain that has brought a constant flow in the river. it was a good start toward recovering from current draught conditions.
- b. **CDP 2017-0043 (Forsman):** Administrative Secretary Mobert noted the CDP was address by the Council 2 February 2016 (see e-mail and minutes excerpt attached). **Council Member Chasey** stated he and Council Member Watts walked the property last year. The owners may take down trees to guarantee visibility to traffic where the driveway joins Highway One. He will research the project and inform the County it will be addressed 2 May.
- c. **OA #2018-0009 / 2018-0003** (County of Mendocino); Amend Mendocino County Coastal Codes regarding Accessory Dwelling Units: The matter will be researched and addressed 2 May.

10. Council Matters:

10..a. Various CalTrans and; County Issues:

i. **Future Mill Bend Coalition Speaker:** None

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

11. Chairman Juengling's Report: None.

12. Vice-Chairman Ivor's Report:

Vice Chairman Ivor announced the comment period for the "Dogwood 3" THP has been reopened.

13. Treasurer's Report: None.

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 17.18 hours; materials were \$7.08, for a total of \$264.83.

18. Agenda for next meeting 2 May 2019:

a. Walk/See:

i. **CDP #20177-0043** (Forsman): Council Member Chasey will walk the project.

ii. **OA #2018-0009 / 2018-0003** (County of Mendocino); Members will research and discuss it.

b. Council Member Chasey will research a 300 acre THP in Gualala and deliver a report.

19. Adjournment: 20:12

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.