



Minutes for 2 May 2019

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 2 May at the Gualala Community Center (GCC) in downtown Gualala. Council Members present were: Lloyd Chasey, Charles Ivor, and Robert Juengling. Council Member Melissa Finely was absent. There being no quorum present, no votes were taken. 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 18:35.

1. Introductions and Announcements: Council Members introduced themselves. **Council Chair Juengling** was reappointed by the Board of Supervisors (BOS) for another four (4) year term.

2. Consent Agenda:

2..a. Minutes: 7 March, and 4 April 2019: No vote was taken.

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

i. MCN Annual Domain Registration for \$17.30

ii. Franny Forsman re.: CDP # 2017-0043 (Forsman)

3. Approval of Agenda:

It was mutually agreed the Agenda be accepted as amended by adding Mrs. Forsman's letter.

4. Public Input on Non-agenda Items:

i. Mary Mobert, Gualala-area resident, announced *Soroptimist International of Mendocino-Sonoma Coast* and *Gualala Arts* will present their *35th Annual Architectural Tour and Wine Tasting* on Saturday, 11 May from 10 a.m. to 5:30 p.m. Ticket order forms were on the sign-in table (see attached).

ii. Debora Lane of *Redwood Coast Medical Services* (RCMS) thanked the Council for its letters of support and stated the RCMS Helipad Coastal Development Permit (CDP) Application had been submitted to the County 18 April; the \$8,000 fee was paid through a disaster grant from the Mendocino County Community Fund (see Helipad File, CDP archives). When the process is complete and the BOS approves the project, it will be submitted to the State, then permitted.

George Provencher noted the BOS agreed to the zoning needed and they will pay any costs incurred for it. Since GMAC lead the writing of the *Gualala Town Plan*, he asked the Council to put rezoning on 6 June Agenda and make the decision on the zoning changes. He asked the issue not be left to *County Planning and Building* that probably would take three years to submit a proposal.

The infrastructure and sparseness of the RCMS parcel and surrounding area was not considered when the present zoning was put into place. Presently, the area is zoned "Residential;" only half the RCMS property is buildable. The area is not a good place to put homes. There's too much disruption with ambulance and fire vehicles responding to emergencies and helicopters flying in and out,. If the area were zoned "Gualala industrial (GI)" or "Gualala Village Mixed-Use (GVMU)," another building and/or more services could be added in the future. GI zoning addresses parking, ambulance, and fire services; perhaps a combination of zoning types would serve the purpose. The item will be on the 6 June 2019 Agenda for discussion.

iii. John Bower, Gualala-area resident, expressed his concerns about the Seventy-foot Radius Fuel Reduction Zone law and the fire hazard facing the State this summer. It takes time to look at trees around a home, cut low-hanging limbs, and cut weeds and grass to reduce fuel. He urged those present to start doing so. He suggested using the ridge airport as refuge in a fire emergency because of its open space.

Mr. Bower is in favor of rezoning around the RCMS area. The Gualala Plan has not been altered or revised since it was approved in 2003 and things have changed since then, e.g., the Streetscaping. The County could look at other out-of-date plans, and regulations regarding environmental, forest, wildlife, and fisheries issues. Gualala-area residents need to work to create a town that can thrive and develop. Cell towers are hard to place in the right service area and not affect view or peoples health. Parking needs to be addressed as well.

5. Report: Mendocino County Law/Code Enforcement: The Sheriff's Forum with Sheriff Tom Allman and other law enforcement officers will be held 6 June convening at 18:00. GMAC will convene directly after the Sheriff's Forum adjourns.

6. 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 is to be via an existing asphalt driveway accessed from Old Stage Road. Council Members Finley and Juengling walked the property.

Chuck Cappotto, Gualala-area resident, stated an Industrial-use facility shouldn't be erected in a residential area. The compressor will be noisy and could leak diesel fuel that would pollute the area. The tower's services won't reach Gualala proper or any sheltered valleys in the area and its presence will prevent a school from ever being built there. He felt the school board has grossly mismanaged the property since the School Bond was passed for building a school on the property. He has no confidence in the board doing anything good with the parcel.

John Bower noted his family donated the property to cut travel time of Gualala students to Point Arena. When the school board met in Gualala to discuss a Gualala School, over 100 people attended the meeting, the majority wanted a school built there. The board could have built part of the school rather than the whole thing because of the cost at the time but chose not to.

AT&T has rushed to find a cell tower location and then built it. The lease should be limited to two to three years, not twenty. If the lease remains at twenty and the possibility of a school should arise, the board could ask the tower be moved within two to three years. With present technological advances, satellite communications may take over tower-generated ones in the next two to three years. Then the tower will then be obsolete and will have to be moved. If the tower goes in, the driveway is undersized for commercial use and will have to be reengineered.

Bob Rutemoeller, Gualala-area resident, stated the Botanical Survey was done in November and didn't note all the endangered species found there during other seasons of the year. It needed to be redone. The item will be addressed 6 June.

7. CDP #2017-0043 (Forsman); Location, 30101 South Highway One (APN 142-032-05: Coastal Development Standard Permit to construct a 494 sq. ft. residence, 270 sq. ft. carport, 211 sq. ft. covered deck, and ancillary development. The 70 ft. radius Fuel Reduction Zone and 2 leach fields would be located within a mapped Bishop Pine Forest. A proposed 4,100 sq. ft. driveway with access to State Highway [One].

Council Member Chasey saw the property with Council Member Watts two years ago. A manufactured home was to be put on the property and a 200 foot driveway be laid to it. Cars entering Highway One from the driveway exit couldn't be seen by drivers on the highway. CalFire wants a 100 by 30 foot turnout cut there. The County doesn't want a manufactured. home there, so the owner will build a small home instead (see letter in CDP file). The Botanical Survey stated a Bishop pine will be removed so the septic system can be installed. He recommends it be approved. The Item will be addressed 6 June.

8. OA #2018-0009 / GP #2018-0003 (County of Mendocino): Location, Coastal Zone of Mendocino County; The County of Mendocino seeks to amend the Local Coastal Program (LCP), which provides planning and zoning regulations for development in the Coastal Zone, to regulate development of Accessory Dwelling Units (ADUs) in compliance with recent State legislation as codified in Gov. Code Section 65852.2. The LCP amendment balances the mandates of the state ADU legislation with the protection of coastal resources under the Coastal Act.

Council Chair Jungling cited sections of the *Gualala Town Plan* and *Coastal Element* regulating building residential housing. Water and sewage issues, especially water, will be primary in the planning process. The regulations address vacation rentals as well and allow weekend rentals if the owner lives in the primary residence. **Council Member Chasey** stated he has no problem with the project.

George Provencher noted the 10% Exclusion Zone allows anything mentioned in the code to be built and, as long as it comes up to code, there will be no inspection. If an owner builds without a permit, anything can be built without attention to setbacks. Part of Gualala, west of Highway One, is in that zone. The Item will be addressed 6 June.

9. Status of the Gualala Water Moratorium:

David Bower, President of *North Gualala Water Company* (NGWC) stated nothing is changing. NGWC has opportunities for matching grants; one from the *USDA, Rural Development Department* would pay up to 40% of costs for the mandated replacement a leaning tank and to connect larger pipes to another tank that will give 2,000 feet fire-flow service to housing. There is more work to do before applying. If it happens and funds are left, NGWC could build a reservoir, an approved usage of the surplus. The geological, environmental, and botanical issues are big factors. If NGWC receives the grant in three months, they may start building next year. Gualala being a "disadvantaged community" helps with receiving grants. NGWC is using some of the information gathered from the Sea Ranch reservoir in their planning, not starting from zero.

The impact of the water moratorium on building primary residences and ADUs in the area was discussed. New sources of water could be found at Mill Bend, NGWC would like to conduct test drilling there in the future. Desalination was also discussed.

10. Council Matters:

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

i. Various CalTrans and; County Issues:

A. Gualala Community Action Plan (Streetscaping Planning) (GCAP)

Council Chair Juengling reported the LIDAR street surveying has begun. In Mid-June the environmental report will be issued.

John Bower noted he, Council Chair Juengling, and Mr. Demling were misquoted on the Streetscaping Project in today's issue of the Independent Coast Observer. The repaving project, from the Gualala River Bridge to just beyond Point Arena scheduled to start next summer, will not include the Gualala Streetscaping stretch of the highway. That will be done during the GCAP paving. Cal-Trans needs to be aware of- and attend to the problem areas along that part of the highway.

B. Future Mill Bend Coalition:

Council Chair Juengling noted the Mill Bend properties are still in escrow; that was a good sign that all is going well.

Kathleen Chasey member of the *Redwood Coast Land Conservancy (RCLC)* and *Gualala River Park Coalition (GRPC)* reported the Mill Bend Coalition had been dissolved. The RCLC has taken the lead on the Mill Bend Project, partnering with the *Mendocino Land Trust (MLT)*. They are working with a non-profit, conservation buyer to close escrow on the property. Plans are being made to provide public access, build trails, and enhance the riparian habitat of the property. They will be seeking funds in the next two years to reimburse the conservation buyer. RCRC and MLT will own the property. She didn't see an opportunity for NGWC to drill for water on the Mill Bend property.

Separately, GRPC is seeking support to create a park along seven miles of the Gualala River, from the Gualala River Highway One Bridge to the Twin Bridges. It will be a public access, open-space park with miles of bike and hiking trails. GRPC will be working with the *Sonoma County Regional Parks, Mendocino Recreation Department*, and conservation funders to achieve these goals.

Congressman Jared Huffman is in favor of the project. There is a signature drive for citizens to show their support for the project. There are 727 names at present; forms were on the sign-in table. Signatures will be collected till the end of June and delivered to the Sonoma and Mendocino BOS in July. She asked GMAC to support the group's work.

John Bower asked about parking for campers and RVs, stating there are no places presently in Gualala to accommodate them. **Ms. Chasey** said that RCLC's vision is to have parking on the Mill Bend property with a path to the Gualala Community Center and Gualala Arts. The plan would also continue access for Gualala Arts overflow parking on the property.

David Bower mentioned the problem of off-road vehicles tearing up existing roads along the river and future hiking trails, as well as the usual trash problems with public access. **Ms. Chasey** stated that *Sonoma Parks and Recreation Regional District* loves projects, wants to protect the park, and will install trash cans and clean bathrooms.

Chuck Cappotto felt the Coalition was grossly underestimating the number of people who will come from the Bay Area, which could easily be 4,000 to 5,000 on a weekend. The group should plan for that and the impact of that many visitors on the community.

John Bower agreed, adding the plan should including a hotel, restaurant, housing, etc. **Ms. Chasey** said only a visitor and/or ecology center are being considered.

Council Member Ivor said the *Stornetta Lands* are bringing in a large number of people at present; this too will be a large draw. The *Environmental Protection Agency* considers the Gualala River as “impaired by temperature and sediment.” There used to be deep pools for the fish but not now, they’ve been filled with sediment. The return of Coho Salmon and steelhead will happen

via various protection plans for endangered species; this helps put a park in place for habitat. Other restoration projects are being done up and down the coast a present. The *Gualala River Park Coalition* will be addressed again 6 June.

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

11. **Chairman Juengling’s Report:** None.
12. **Vice-Chairman Ivor’s Report:** None.
13. **Treasurer’s Report:** None.
14. **Website Report: Maintenance of GMAC Website:** None.
15. **Broadband Report:** None.
16. **GMAC Promotion, Citizen Participation & Recruitment:** Administrative Secretary urged attendees to complete and submit a Council Application Form on the sign-in table.
17. **Administrative Secretary Mober’s Report:**
Administrative Secretary Mober reported working 17.35 hours; materials were \$10.58, for a total of \$270.83. She has not been paid for Feb. \$173.52.
18. **Agenda for next meeting** 6 June 2019:
 - a. Sheriff’s Forum with Sheriff Tom Allman and other law enforcement officers convening at 18:00.
19. Adjournment: 20:22

DRAFT Minutes prepared by Administrative Secretary Mober

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.