



## Minutes for 6 June 2019

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 6 June at the Gualala Community Center (GCC) in downtown Gualala. Council Members present were: Lloyd Chasey, Melissa Finley, Charles Ivor, and Robert Juengling. Administrative Secretary Mary Mobert and forty-one (41) members of the public were also pre- sent (see sign-in sheet and speaker's cards).

1. **Sheriff's Forum: Sheriff Tom Allman** convened the meeting at 18:02. Lieutenant Greg Stefani, Officer Dave Hars- ton, and forty-seven (47) members of the public were also present. Lieutenant Stefani is retiring; Sheriff Allman thanked him for his service. Subjects addressed: the tip line to report incidents needing attention; counterfeit money being passed in the County; Marijuana grown illegally in forest areas and near streambeds; mental health issues in the jail, and; the success of the MOPS officers. The meeting adjourned at 18:57.
2. **Introductions and Announcements:**  
**Council Chair Juengling** convened the meeting at 19:10. Council Members introduced themselves. Council Chair Juengling was reappointed by the Board of Supervisors (BOS) for another four (4) year term.
3. **Consent Agenda:**
  - 3.a. **Minutes: 7 March, and 4 April 2019:**  
It was moved by Council Member Chasey, seconded by Council Member Ivor, and carried 3 YES (Council Members Chasey, Ivor, and Juengling), 0 NO, and 1 Abstention (Council Member Finley) that both sets of minutes be approved as presented.
  - 3.b. **Correspondence:** All were acknowledged as received:
    - i. **CalFire Weekly Notification of Submissions:** THP #1-19-00050 MEN, China Gulch
    - ii. **CalFire Weekly Notification of Submissions:** THP #1-19-00066 MEN, Big Gulch
4. **Approval of Agenda:**  
It was moved by Council Member Ivor seconded by Council Member Chasey, and unanimously carried that the Agenda be amended by moving *Item 14. c. i. Council Matters, Various CalTrans & County Issues, Gualala River Park Coalition Speaker* to be immediately addressed after *Item 5. Public Input on Non-agenda Items*—since there will be no *Law Enforcement Report*.
5. **Public Input on Non-agenda Items:** None
6. **Report: Mendocino County Law/Code Enforcement:** See Sheriff's Forum recording on GMAC website: [www.gualalamac.org](http://www.gualalamac.org),
7. **Council Matters; Various CalTrans & County Issues:**  
**Gualala River Park Coalition Speaker:**  
**Kathleen Chasey** is a member of the *Gualala River Park Coalition* (GRPC) and the *Redwood Coastal Land Conservancy* (RCLC) that has adopted the *Mill Bend Conservation Project*. She distributed the: 1) *Gualala River Park Signature Drive* information and *Vision for a Gualala River Park* with map; 2) *Mill Bend Conservation Project Summary*, and; 3) a draft letter from GMAC to Chris Darnell, *U. S. Fish and Wild Life Service, The Refugee System – Division of Habitat and Resource Conservation* supporting the *Mill Bend Conservation Project's* application for the *National Coastal Wetlands Conservation Grant Program* (see all attached).

The Mill Bend property consists of 113 acres and is still in escrow. Grants for funding are being written presently and the property should be in public hands shortly. When funds are available, the vision for the Gualala River Park is the purchase of parcels on both sides of the Gualala River from Mill Bend and continuing along its south fork for seven miles to the Annapolis Road Twin Bridges in Sonoma County. Ms. Chasey asked the Council to endorse the Vision of the *Gualala River Park*, and send the draft letter of support for the *Mill Bend Conservation Project's*

*National Coastal Wetland Conservation Grant Program application.*

Sonoma County has had a river park plan for the past fifty years. A hiking trail would run for the seven-mile length of the park. The park may include all the riparian and/or flood-plain areas but that would depend on lands available for sale. Bathrooms will be furnished and river access by vehicles will be blocked. RCLC will improve the boat-launch area at Mill Bend and the existing Coastal Trail, preserve the pioneer cemetery area, and remove invasive botanical species in the whole of the park.

RCLC wants to restore and protect the river, and educate the public about the river and its wetlands. In the future, a visitor's/education center and ecology/science lab will be built to accommodate tourism and research. Conservation with a light footprint is the objective. RCLC is researching a Conservation Easement, as implemented in parts of Marin County and the Stornetta Lands in Manchester.

**It was moved by Council Member Ivor, seconded by Council Member Chasey, and unanimously carried to endorse the Vision of the *Gualala River Park*.**

**It was moved by Council Member Ivor, seconded by Council Member Chasey, and unanimously carried that Council Chair Juengling would sign and send the draft letter of support to Chris Darnell of the *U.S. Fish and Wildlife Service*.**

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

**Council Chair Juengling** spoke with Warren Galetti, Superintendent of the *Point Arena Joint Union School District* who stated the district board put a hold on the project and will not lease the property to AT&T at this time.

**Chuck Coppotta**, Gualala-area resident, feels the Council should vote against the tower project. The property should be used for a Gualala school. The tower would prevent the school being built. The generator, when running, would be too loud and would disturb the neighbors.

**Navid Farah**, resident of Manchester, noted the City of Los Angeles (LA) School Board passed a resolution restricting towers on their school sites. Doctors at Massachusetts General Hospital wrote letters citing Cancer issues as one of the effects of radiation exposure. A community can't shut off towers once they are built. He urged a NO vote on the item.

**Alex Couley**, Gualala-area resident, was very concerned about the tower's high levels of radiation and please to hear the project was on hold by the school board. She bought house in the Iversen/Roseman Creek Road area and doesn't want a tower built in her area; she heard there may be one. None of her neighbors favor towers erection.

**Michael Baron-Wike**, Gualala-area resident, was also concerned and urged a NO vote now and in the future. Without more information, no community should allow a tower to be built.

**Karen Scott**, Gualala-area resident, urged a NO vote as well. AT&T wanted to build a tower on her property; she said no. The government ignores facts about human health but not about view-scapes. She asked the Council write a letter stating they don't approve the project and stress the County mandate any applicant do a full environmental impact report before even considering their project.

**John Bower**, Gualala-area resident, stated his family originally donated the acreage for a school. He wants a

school built; the tower will exclude that happening for 25 years. He urged a NO vote.

**Ralph Matheson**, Gualala-area resident, felt the tower will enable AT&T to connect to 5d internet that emits a very powerful radiation in all directions, as well as connect to satellites. He urged a NO vote.

**Mike Nelson**, Gualala-area resident, noted all of The Sea Ranch will be connected lot-by-lot to the net with fiberglass cable. Gualala should do the same. **Council Chair Juengling** urged AT&T to connect all Gualala via fiber cable when doing the undergrounding last year but they wouldn't do it. **Council Member Finley** noted fiber optic cables emit no harmful radiation and are more secure than other microwave receive/send devices.

**Council Member Chasey** didn't want to turn down the project. Broadband is the best way to access internet/cell phone service and he doesn't want to deny service to the community. **Council Member Ivor** felt Gualala needed a school in the future; the tower would exclude a school from the property.

**After discussion, it was moved by Council Member Finley, seconded by Council Chair Juengling, and carried 3 YES (Council Members Finley, Ivor, & Juengling), 1 NO (Council Member Chasey) to recommend the County deny the CDP because the community and the Council do not want the tower to be erected.** Council Member Finley will write the County.

9. **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 two years ago. A manufactured home was to be built but was denied by the County; the owner will build a small home instead (see letter in CDP file). A 200 foot driveway would be laid. Cars entering Highway One from the driveway exit couldn't be seen by drivers on Highway One. CalFire requested a 100 by 30 foot turnout to accommodate two vehicles passing one another. The Botanical Survey stated a Bishop Pine will be removed to accommodate the septic system's installation. Council Member Chasey recommended approval.

**It was moved by Council Member Chasey, seconded by Council Member Ivor, and unanimously carried that the CDP be approved as presented. Council Member Chasey will write the County.**

10. **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 Juengling** cited sections of the OA description and explained to what it would apply in both the *Gualala Town Plan* and *Coastal Element*.

**A male attendee** asked how much of the OA complied with state regulations and what sections were only part of County mandates.

**Mr. Baron-Wike** noted the OA complies with State codes; Sonoma County has already implemented these regulations if owners comply with water and septic codes. The changes support more housing with less difficulty in obtaining permits, allow family members to stay in the community, caregivers to live on site while helping an elderly resident, and/or home owners supplementing incomes through rents. An owner may also add a room to a small house making it more habitual. Any improvements would be added to the deed and tax appraisal base. He supports the OA.

**Council Member Ivor** would support the OA but, noting the water moratorium, water must be available via an existing hook-up or agreement with North Gualala Water Company (NGWC) regarding same before building

would be allowed in Gualala. He does support its application to parcels outside Gualala proper that have their own well, sewage, and electrical hook-ups.

**It was moved by Council Chair Juengling, seconded by Council Member Ivor, and unanimously carried to recommend approve the Ordinance Amendment for Accessory Dwelling Unit use provided strict adherence to electric, water, and septic-capacity codes are followed—in particular, the Gualala water moratorium and conservation of water resources—and a reappraisal be based on the improvements.** Council Chair Juengling will write the County.

11. **CDPR #2019-0002 (McVicar);** Location 36830 Glennen Drive, (APN 144-300-03); Coastal Development Permit Renewal of CD{ 2005-0067, which authorized the construction of a 2,271 sq. ft. single family residence with a detached 576 sq. ft. garage, installation of a driveway, septic system, and removal of 24± trees. No changes to the original request. The renewal will result in a new expiration date of 25 May 2020. Council Member Chasey walked the property

**Mr. and Mrs. McVicar** were present to give a history of project since 2003. They are trying to hold the value of the property while developing it and have a NGWC water meter.

**Council Member Ivor** asked where the building's runoff was directed. He recommended it penetrate the ground via a permeable driveway and downspouts that spread water outward rather than downhill to threaten parcels below the structure.

**It was moved by Council Member Ivor, seconded by Council Member Chasey, and unanimously carried that the CDPR be recommended for approval provided consideration of drainage is addressed.** Council Member Ivor will write the County.

12. **CDP #2017-0021 (Bastian);** Location, 35640 Timberwood Way, (APN 141-100-23); An after-the-fact Coastal Development Permit to remediate for major vegetation removal adjacent to and with a sensitive coastal resource area, a pond for the purposes of fire protection, and the permitting of two (2) greenhouses including associated grading. Council Member Chasey walked the property

**Mr. Bastian** was present to give history of development. The permit was required because of a fire on the property and the discovery of a low sinkhole. A pond was created in the sink hole for water storage and future fire protection. The greenhouses covering three acres will be used for growing vegetables. The County asked that he send a letter of intent for the pond and conduct a botanical survey. The pond was built well, will hold more water than he needs, so he will allow neighbors to access it during fire emergencies. The berm will be inspected in September and the Botanical done in the spring of 2020.

**Council Member Ivor** noted ponds are of great concern to the *California Fish and Wildlife Department*. He suggested Mr. Bastian defer to the County regarding its engineering and recommended approval under the strict scrutiny of the County.

**Council Member Chasey** stated the pond's berm and the Botanical were also his concerns. The parcel is full of Mendocino Pigmy Manzanita, especially in the pond area; the botanical should focus on that and other endangered and/or threatened species. If these were addressed, he would vote for approval.

**Council Chair Juengling** was concerned about lack of documents requested and asked they be provided.

**It was moved by Council Member Chasey, seconded by Council Member Ivor, and unanimously carried that the CDP be recommended for approval provided a Berm inspection for integrity and Botanical Survey that especially addressed endangered and/or threatened species be conducted,** Council Member Chasey will write the County.

13. **Gualala Town Plan Rezoning and Redwood Coast Medical Services (RCMS) Helipad:**  
**Mr. Coppotta** distributed the *Gualala Town Plan Re-Zoning Resolution Draft to the Gualala Municipal Advisory*

Committee and page 320 from the *Gualala Town Plan* citing part of the *GUALALA INDUSTRIAL* zone code (see attached).

**Council Chair Juengling** noted the many changes to the town since the *Gualala Town Plan* was approved. He recommended a subcommittee be formed to address these changes, look at the surrounding parcels, and submit rezoning recommendations for Council approval on 11 July.

**Mr. Coppotta** explained the reasons and reasoning behind the *Draft Resolution*. RCMS applied for a CDP two months ago. It was referred to a planner but nothing has been heard from them since. Julia Acker of the *Mendocino County Planning and Building Department* (MCPBD) recommended rezoning as a solution to RCMS' helipad problems. Rather than creating a different zoning category, he felt rezoning the three parcels in the RCMS area (APNs 145-200-67, -68, and -69) to an already-existing zoning category would be easier and less expensive.

He referred the Council to page 320 of the *Gualala Town Plan*, *Civic Uses* section that was already in place to accommodate "ambulance services, fire, and police protection services." If that section was amended to include medical facilities and skilled nursing services, it would serve RCMS' needs and remove the 50% residential requirement. Rezoning is one condition of approval by MCPBD and the BOS. If rezoning is delayed, CalTrans will decide the helipad issue, then the State will approve their recommendation.

**Council Member Chasey** felt a process was in place, just let it happen; GMAC shouldn't get involved. Someone should talk to Julia Acker about rezoning. Mr. Bower suggested Mr. Coppotta and a GMAC Member should see Ms. Acker and Supervisor Tom Williams in person.

After discussion, a subcommittee was formed with Council Members Chasey and Juengling, and Messrs. Bower and Coppotta who will meet with Ms. Acker and Mr. Williams, meet as a committee during the month, then report their findings 11 July.

14. **Status of the Gualala Water Moratorium:** None.

15. **Council Matters:**

15..a. **Various CalTrans and; County Issues:**

i. **Various CalTrans and; County Issues:**

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

**Council Chair Juengling** reported CalTrans was surveying Highway One, 29 May and will release their preliminary *Environmental Report* by the end of June.

**B. Discussion: Gualala Parking Issues & Future Parking Forum:**

**Council Chair Juengling** said the Parking Committee will meet soon.

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

16. **Chairman Juengling's Report:**

**Chairman Juengling** noted the *Gualala Town Plan* needed rewriting to address issues such as rezoning, RCMS'

helipad issues, and downtown parking needs. The *Gualala River Park* is in the process of formation and the ongoing GCAP project needs the Council's full attention. GMAC needs help in solving these issues. He urged those

present to join the Council.

17. **Vice-Chairman Ivor's Report:** None.

18. **Treasurer's Report:** None.

19. **Website Report: Maintenance of GMAC Website:** None.

20. **Broadband Report:** All was good.

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

**Council Chair Juengling** announced there have been two applications submitted to Supervisor Williams, one

by

Tom Murphy. Hopefully, they will be approved soon.

**22. Administrative Secretary Moberg's Report:**

**Administrative Secretary Moberg** reported working 21.7 hours; materials were \$7.64, for a total of \$333.14.

**23. Agenda for next meeting:**

**a. It was moved by Council Member Ivor, seconded by Council Member Chasey, and unanimously carried**

**the Council meet on Thursday, 11 July 2019, convening at 18:30 at the GCC.**

**24. Adjournment:** 21:52

DRAFT Minutes prepared by Administrative Secretary Moberg

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