



Minutes for 1 August 2019

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 1 August at the Gualala Community Center in downtown Gualala. Council Members present were: Lloyd Chasey, Melissa Finley, Charles Ivor, Robert Juengling, and Tom Murphy. Administrative Secretary Mary Mobert and 13 members of the public were also present (see sign-in sheet and speaker's cards). Council Chair Juengling convened the meeting at 18:06.

1. **Introductions and Announcements:** Council Members introduced themselves. **Council Chair Juengling** stated new Council Member Don Hess was unable to attend but will take his seat 5 September. Supervisor Ted Williams has received three applications for the two presently-open positions and expects to receive more this month.
2. **Consent Agenda:**
 - 2.a. **Minutes: 11 July 2019:**
 - i. It was moved by Council Member Murphy, seconded by Council Member Ivor, and unanimously carried that the Minutes of 11 July be approve as presented.
 - 2b. **Correspondence:** None
3. **Approval of Agenda:**

It was moved by Council Member Murphy, seconded by Council Member Chasey, and unanimously carried that the Agenda be approved as presented.
4. **Public Input on Non-agenda Items:** None
5. **Report: Mendocino County Law/Code Enforcement: Administrative Secretary Mobert** announced Sheriff Tom Allman's quarterly Sheriff's Forum will be held 5 September convening at 18:00. The GMAC meeting will follow.
6. **U_2019-0006 (Redwood Coast Wellness Center):** Location 38381 Ocean Ridge Drive; APN 144- 256-13 Use Permit for the phased-construction of a multi-use recreational facility that includes the development of numerous passive and active recreational improvements: construction of an 18 hole disc gulf course, horseshoe pits, petanque terrain, a four (4) lane outdoor lap pool, a children's splash pool, locker rooms, and indoor therapy pool, a covered multi-use pavilion, parking, utilities, and bathrooms. Council Members Finley and Murphy walked the property.

Christina Chapman, Redwood Coast Recreation Center (RCRC) Board Co-Chair, thanked the Council for hearing RCRC's concerns. She indicated the several architectural drawings around the room and introduced Architect. **Matthias Opliger** who presented the plans.

The facility will be handicapped accessible and monetarily sustainable with a simple and cost-effective design. The driveway will be extended into a loop to access the whole property with 52 parking spaces; all activities will be located in the middle of the loop. The other features and barbeque area will be completed. New activity areas will be incorporated as they are implemented. A rain-water catchment system will supply filtered water for the four-lane lap pool and children's shallow pool, and be permitted through the *North Coast Regional Water Quality Control Board (NCRWCB)*. A ten- gallon-per-minute well will supply water for the restrooms and kitchen.

George Provencher, Gualala-area resident, noted 52 parking places weren't enough for the *Public Gathering Parking Code* requirements; there should be three times what RCRC is providing.

Bev Flynn, RCRC Co-Chair, distributed 1) the *Project Selection Criterion #6*; 2) *RCRC Pool Project List*; 3) *Redwood Coast Recreation Center SPP Prop 68 Application Costs* sheet, and; 4) *Redwood Coast Recreation Center Scoping Report* (see CDP Archives, RCRC Use Permit file). She stated RCRC wrote a *California Parks and Recreation Department, Proposition 68* grant for \$6.5 million that will report late December 2019 or early January 2020. The grant mandated meetings with community members of all ages to insure public support. Meetings were held in the schools, at senior luncheons, and during service club meetings and Spanish church services. Both *Gualala Arts* and *Redwood Coast Medical Services* have offered to help. The facility will take three years to build. RCRC will be holding fundraising events to sustain the Wellness Center. It currently coöperates with *Mendocino County Parks and Recreation Department (MCPRD)* to hold summer swimming lessons at The Sea Ranch pool.

Council Member Finley suggested RCRC clean-up cut trees and shrubs. **Ms. Flynn** said *CalTrans* and the *California Conservation Corps* (CCC) did brush and tree cutting and will continue; the grant will pay for future clearing.

Council Members Chasey and Murphy liked the project but were concerned about sustainability. **Council Member Murphy** observed the property's northern boundary lies next to Bower Park. He wondered if RCRC couldn't cooperate with MCPRD for RCRC's property upkeep. The large pond was unfenced and unkempt; in winter, septic runoff could pollute it. With two pools and the other activities offered by the facility, more staff than 1.5 people are needed for safety reasons. **Council Member Ivor** also felt fencing was needed around the property as well as the ponds.

Ms. Flynn stated the board had considered working with MCPRD but decided against it. Since pool usage will be paid by membership, they felt members could volunteer for upkeep. **Mr. Oppliger** said they would not fence the property but will fence the pool area. He could add fencing for the pond area. **Council Chair Juengling** asked about the RR5-PD zoning and was told zoning was no problem.

Harm Wilkenson, Gualala-area resident, said RCRC was next to his backyard and was concerned about noise and light pollution during events at night. His home's upper floor is visible to people using the park. He asked if the parking lot's lights were motion-sensitive—he cited trespassers arriving after hours—and if the pool's pump and/or generator run silently or loudly. **Mr. Oppliger** stated RCRC operates during the day, not at night. All lighting is downcast and complies with Night Sky regulations, the area would be private at night; not during the day or special activities/events.

Kyndra McKrolaz, Gualala-area resident, said a security system is needed to serve the pool area at night; a swimming pool without it was a bad idea. She hoped low-income residents and families would be welcome and the schools could use the pools. **Mr. Oppliger** said a security system would be in place and all the community would be welcome, especially students. RCRC will offer annual, quarterly, and monthly memberships, daily fees, and scholarships where needed.

After much Council discussion on the motion's wording, **it was moved by Council Member Murphy, seconded by Council Member Finley and unanimously carried that the CDP be recommend for approval subject to the following additional considerations:**

- a. **Fire Danger: Removal of bull pines and dead wood from the property with assistance of Cal Fire, CCC, or other appropriate agency, and prepare a firefighting plan incorporating on-site water sources and staff;**
- b. **Management and Maintenance: Further explore a public/private partnership with local parks agencies, including the County, which already maintains the adjacent Bower Park, to minimize cost and foster a continuous recreational campus with the neighboring park;**
- c. **Environmental Health: Assess potential of unintended contamination of the on-premises pond with the Environmental Health agency as part of the project's septic review;**
- d. **Staffing: Assure adequate staffing by certified individuals to assure safe operation of the pools and ability to handle any on-site emergency;**
- e. **Sustainability: Demonstrate a long-term financial framework that assures the facility would remain viable for the foreseeable future, and;**
- f. **Security: Take steps to assure the facility is secure at all hours and mitigate potential for light and noise pollution in concert with County regulations.**

Council Member Murphy will write the letter to the County.

7. Council Matters:

a. Discussion: Gualala Downtown Enhancements Project – Initial Study with Proposed Negative Declaration (see: <https://ceqanet.opr.ca.gov/2019079020/2>)

Council Chair Juengling noted *CalTrans* had presented a Streetscaping meeting on Thursday, 25 July to discuss and receive public comment on the two present designs; the *Independent Coast Observer* ran an article this week on the meeting (see attached). **Council Member Chasey** liked Plan Alternative 2 and felt GMAC should send a letter approving that plan to *CalTrans*, *Mendocino Council of Governments* and *Mendocino Board of Supervisors* (MBOS). **Council Member Finley** liked the meandering walkways.

John Bower, Gualala-area resident, said Surf Market was in Jeopardy due to parking issues. A 60-foot highway width will probably work but the bike lane will take up 10 feet of that, so why not sharrows for bikes as was originally designed. The original plan was to run from Old State Highway (CR 501A) to Jr's Hardware store and a roundabout installed at the corner of 501A and Highway One as a traffic-calming method. Designers shortened the project to begin just north of CR501A, extend only to Ocean Drive, and removed the roundabout. One *CalTrans* study listed that intersection as one of the most dangerous on Highway One and needed a stoplight. Since no one in the com-

munity wants a stoplight anywhere on the Highway, reinserting the roundabout would help solve the problem. CalTrans designers hadn't looked at water and/or drainage issues yet. Comments are due by 8 August.

Mr. Provencher. noted CalTrans had not addressed undergrounding vaults as yet. These were not built to code, are not located where paper schematics indicate, and will need to be moved before streetscaping begins. Since *Mendocino County Planning and Building Department (MCPBD)* doesn't have the original vault plans, *Mendocino County Department of Transportation* should be informed asked to provide them. The 2009 *Gualala Community Action Plan (GCAP)* estimated costs at about \$2.7 million not including right-of-way acquisition and moving the vaults, which forces the costs higher than estimated and make it prohibitive. **Council Member Murphy** saw Alternative 2 as a plus for the Gualala Hotel, meandering sidewalks for pedestrians, the Surf complex retaining parking for all its stores, and cyclist safety.

It was moved by Council Member Ivor, seconded by Council Member Murphy, and unanimously carried that the Alternative 2 be recommended for the design of the GCAP streetscaping. Council Member Chasey will write letters to the MBOS and CalTrans for Council Chair Juengling to sign.

b. Discussion: Loss of Highway One Parking Associated with GCAP Streetscaping:

Mr. Provencher referenced photos of traffic congestion in town. To solve parking problems, Zoning Codes need to be addressed, for most business have already occupied the allotted area for their building and its parking. The 2009 GCAP noted the problem and stated the need for more spaces. The County mandates either a paved or graveled area for parking, not grass. If only 150 spaces can be added in town, that would solve the problem. Addressing zoning, not a parcel-by-parcel ruling, was the solution. GMAC has only one chance to submit a zoning plan; MCPBD accepts only four zoning changes countywide a year. Several locations for in-town parking, safer use of parking and pedestrian areas, retaining the "green" look—not paving over paradise—, and erecting more NO PARKING signs where needed were discussed. La Jolly harbor was mentioned as a model to follow.

c. Discussion: Gualala Town Plan Zoning Issues: (G-PD Committee Report)

The next G-PD Committee meeting was set for 13 August at the North Gualala Water Company's (NGWC) Conference Room starting at 13:00.

d. Timber Harvest Plans (THPs) Report: THP #1-19-0096 MEN, Gualala River North Fork:

Council Member Chasey :distributed maps of the *Gualala Redwood Timber's (GRT)* 157 acre "Elk" THP (see attached). It's located on the North Fork of the Gualala River, two miles north-east of Gualala and a half mile upstream from the green bridge in Elk Prairie. Sixteen acres are "no cut," being too close to river and floodplain. More of the THP's acreage is located in the flood than in the "Dogwood" THP. Twenty-four acres are "clear-cut" and on a greater than 50% slope, which is considered an "extreme or high-erosion hazard ring," within 600 feet of the river channel, and two NGWC water intakes; the NCRWCB has voiced concerns. Being a known nesting place for Northern Spotted Owls, and because the river channel has changed over the years and may change back in the future, California Fish and Wildlife Department has environmental concerns. Cal Fire hasn't properly identified wetland locations and the THP will draw water to suppress dust on roads: eight thousand gallons a day from the North Fork and 25 thousand a day from the South Fork. The best refuge for steelhead and salmon is North Fork waters that need to be held in reserve, not used in this manner. He announced the "Dogwood" THP was approved by the court yesterday.

Council Chair Juengling said Supervisor Ted Williams suggested a GMAC representative attend CalFire's THP meetings. Industrial logging in the community's primary water source is a bad idea; CalFire should understand that and that floodplains should be completely off limits. **Council Member Chasey** noted the MBOS wants to know about the health and wellbeing of Gualala; that includes THPs near NGWC intakes.

Council Member Ivor: stated most residents objected to the "Dogwood" THP, which was enjoined twice by the courts. Conservation groups may be able to use public comments regarding injury to the river's floodplain against the new "Elk" THP that will take out canopy with the clear-cut, letting in light that will heat the water and kill fish. Conservation groups plan to continue fighting the THP possibly using the California Environmental Quality Act and/or the Federal Endangered Species Act. GRT knows both Mendocino and Sonoma Counties want a park in the area, as well as the ecologic reasons for not logging in the floodplain and on steep slopes. GMAC should write Calfire and other State agencies that didn't take the time to comment on "Dogwood," stating its opinion on the "Elk" THP and asking them to reconsider floodplain logging and watershed management plans, and consider future cumulative impact of a company's THP's on the river by mandating they submit a Watershed Management Plan for all their holdings.

Mr. Bower felt the Council shouldn't be fine-tuning THPs; it wasn't in their purview and they weren't founded to do so. He has written THPs and, due to the many and various regulations, it was tough to submit a plan and follow it step by step. Society needed wood and companies grow wood as a business. Withdrawing a company's right to log its holdings isn't right. The river is being degraded by gravel silting onto the riverbed and into its mouth, not logging.

Council Member Ivor said he was not against logging. The federal government has listed the river as impaired and cited the endangered species residing in its habitat but neither they nor CalFire have the staffing or budget to defend it. Only the community can do it now; these THPs are threatening that habitat.

It was moved by Council Member Finley, seconded by Council Member Murphy, and unanimously carried that the Council write a letter to Calfire, the MBOS, and other pertinent State agencies stating the Council doesn't support the "Elk" THP and list the ecological issues and concerns involved. Council Members Chaisey will write the letters with Council Member Murphy's help; Council Chair Juengling will sign them. **Council Member Ivor** announced that Dave Jorden, member of The Friends of the Gualala River may speak 5 September on THPs.

e. Various CalTrans & County Issues:

Council Member Juengling reminded attendees regarding CalTrans' repaving Highway One from the Gualala Bridge to north of Point Arena starting next summer.

8. Status of the Gualala Water Moratorium:

Council Chair Juengling said the river's water flow is around fourteen feet per second. **Mr. Bower** noted this was three times its usual flow during the summer season.

9. Chairman Juengling's Report:

Council Chairman Juengling said it was good to see the community behind the GCAP.

10. Vice-Chairman Ivor's Report: None.

11. Treasurer's Report: None.

12. Website Report: Maintenance of GMAC Website: None.

13. Broadband Report: None.

14. GMAC Promotion, Citizen Participation & Recruitment:

Council Chair Juengling announced three applications have been submitted to the MBOS and one or two more are coming. **Council Member Murphy** felt the Council should review applications in a closed session and send their opinions to Supervisor Williams. He felt that, while the Council as it currently stands strives to represent everyone within its boundaries, it may benefit from new perspectives if its membership was more diverse. **Administrative Secretary Mober** noted that in the past, it has not been in the Council's purview to vet future members. It let supervisors do the appointing with no comment.

15. Administrative Secretary Mober's Report:

Administrative Secretary Mober reported working 32.36 hours over 22 days of 31; materials were \$24.49, for a total of \$504.49. Due to GMAC's present workload in addressing the various issues concerning its area, Council Member Murphy will research its receiving more funding for the coming year.

16. Agenda for next meeting: 5 September 2019:

a. Sheriff's Forum with Sheriff Tom Allman convening at 18:00.

b. Invitations for Future Speakers: Dave Jorden on THPs.

17. Adjournment: 21:26

DRAFT Minutes prepared by Administrative Secretary Mober

GMAC's archives may be viewed at this website: www.gualalamac.org, and/or by contacting Administrator Mober: (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.