



Minutes for 5 September 2019

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 5 September at the Gualala Community Center (GCC) in downtown Gualala. Council Members present were: Lloyd Chasey, Melissa Finley, Donald Hess, Charles Ivor, Robert Juengling, and Tom Murphy. Administrative Secretary Mary Moberg and 5 members of the public were also present (see sign-in sheet and speaker's cards).

1. Sheriff's Forum: Mendocino County Sheriff Tom Allman convened the meeting at 18:10 with 15 members of the public present. Other law enforcement officers present were: Under Sheriff Mat Kendal and Coast Commander, Lieutenant Andy Porter. Topics discussed were: Lieutenant Greg Stefani's retirement and relocation as Resident Deputy for the South Coast; beginning of the school year and deputy presence on campus; safety concerns regarding fire-arms discharge in residential areas; auto racing and off-road motorcycles on area roads; Gualala Streetscaping Project's (GCAP) design being good or bad for public safety and accompanying parking issues; the two high/low siren commonly used in Europe employed by sheriff's vehicles and other emergency vehicles during emergencies; Measure B/ Mental Health update; Juvenile Hall and County Jail update, and; the Bail Measure on the spring ballot. The meeting was adjourned at 19:13.
2. **Introductions and Announcements: Council Chair Juengling** convened the meeting at 19:17. Council Members introduced themselves. **Council Member Donald Hess** gave a short history of how he came to the Coast and became interested in serving on the Council.
3. **Consent Agenda:**
 - 3.a. **Minutes: 1 August 2019:**
 - i. It was moved by Council Member Murphy, seconded by Council Member Chasey, and unanimously carried that the Minutes of 1 August be approve as presented.
 - 3.b. **Correspondence:** None
 - i. CalFire Weekly Notification of Submissions: THP #1-19-0098 MEN, Gualala River North Fork
 - ii. CDPR #2019-0004 (Landshark Developments LLC); Location: 35791 Timber Wood Way; APN 141-100-32
It was decided Council Members would each drive past the project to look at it.
4. **Approval of Agenda:**

It was moved by Council Member Ivor, seconded by Council Member Chasey, and unanimously carried that the Agenda be approved as amended by adding: **Item 8.v. Housing Element Meeting Report (Council Member Murphy).**
5. **Public Input on Non-agenda Items:**

John Bower, Gualala-area resident, felt the GCC Board didn't realize the impact of the Gualala Streetscaping Project (GCC) to the Community Center and its property; he will attend their next board meeting to inform them.
6. **Report: Mendocino County Law/Code Enforcement:** See the Sheriff's Forum recording on GMAC's website.
7. **CDP #2016-0003 (Quinn);** Location 46584 Getchell Gulch Road; APN 144-060-0700; Standard Coastal Development Permit to reconstruct an existing single-family residence and construction of a garage/workshop structure. Associated improvements include connection to utilities and some improvements to the driveway. Council Members Finley and Murphy saw the project.

Ms. Quinn was present and has been rebuilding for five years. The property has a cabin and a septic system. Sedge grass is a problem because it can't be eradicated. The cabin is in an ESHA area. Since there is no place suitable to build but in the trees, she will build where the cabin stands now; French drains will be installed. The water source is a hose water line from a seasonal spring and is County approved. A gravity-fed well will be installed. The interior heater is electric; she wants a solar panel installed on the home's roof. The road is in good condition.

It was moved by Council Member Murphy, seconded by Council Member Finley, and carried 5 YES (Council Members Chasey, Finley, Ivor, Juengling, and Murphy), 0 NO, 1 ABSTENTION (Council Member Hess) that the CDP be recommended for approval provided:

- 1) she work with appropriate County, State, and/or local officials to mitigate impact on environmentally sensitive flora and fauna mentioned in the Wynn consultant report attached to her application. These include, but may not be limited to, the Coast Lilly, Corn Lilly, Bishop Pine, Western Labrador Thicket,

and the Pomo Bronze-ringed Snail; and;

2) County engineers review the ground level below the cabin to determine if it should be raised.

Council Member Murphy will write Julia Acker in the County Planning and Building Department.

8. **Status of the Gualala Water Moratorium: (Ivor & Juengling)**

Council Chair Juengling noted the cubic flow per second (cfs) a little above the normal of 8 cfs.. Last year at this time it was 3.8 - 4.2 cfs. **Council Member Ivor** stated pools of water still stood in creeks due to the plentiful rains this winter. A history of the moratorium was given. Water-catchment systems for gardens and other uses were discussed. **Mr. Bower** noted any catchment system was mandated by State law to have a backflow connection.

9. **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 stated there had been much activity by the Streetscaping Committee this month. CalTrans representative Frank Demling attended a Committee meeting yesterday to discuss the revised 2012 design (see attached: *2012 Recommended Refined Street Section* pages 7-10; two (2) Highway One parking before and after Streetscaping aerial photos, and; two (2) charts showing parking usage before and after Streetscaping). CalTrans' newly-revised plan is a variance of *Alternate Plan 2* (see Minutes archives, 4 April 2019 attachments).

Council Member Murphy read the Council's summation of the *Project's Background September 5 2019* (see attached) and the *Resolution of the Gualala Municipal Advisory Council, September 5, 2019* that states:

Whereas, the Gualala Town Plan drafted in 2002 called for a Highway 1 improvements, including landscaped sidewalks on both sides, separated bike paths, a center turn lane, and a single travel lane in each direction, and;

Whereas, the Gualala Community Action Plan in 2005 and in numerous subsequent discussions, hearings, and government actions affirmed and refined that plan, and;

Whereas, Surf Center owner John Bower drafted plans in 2007 to alleviate the on-site parking shortage for the Surf Market but hasn't completed project after 12 years, and;

Whereas, MCOG included an "Interim Constrained Plan at the behest of Surf Super owner Steve May in 2012 if the on-site parking shortage at the market persists, while stating it was "not the preferred condition," and;

Whereas, Mr. Bower indicated in August 2019 there may be some "contamination" remaining on the site, which sits above the environmentally sensitive Gualala River estuary, and that he has been aware of the need for remediation on the site for 26 years, and;

Whereas, GMAC unanimously voted in August 2019 to support Caltrans Alternative 2 for the plan, and also wishes to assure the Surf Center redevelopment plan is concluded in a way that protects our environment, provides needed on-site parking for the Surf Market, and allows the long-awaited and much-needed highway improvements to take place, and;

Whereas, Caltrans held a committee hearing and is now developing a third alternative;

Therefore BE IT RESOLVED, GMAC respectfully requests:

- a. Caltrans, the county, and MCOG work to assure any new proposed alternative remains true to the long-stated goals of this project to eliminate on-highway parking, and to incorporate landscaped sidewalks, separated bike paths, a center turn-lane, and a single travel lane in each direction, and;
- b. If Caltrans develops a third alternative based on input from the Sept. 4, 2019, working committee meeting, it should be based on Alternative 2 and the Interim Constrained Plan specified by MCOG in 2012, with the interim lasting no more than three years from today. and;
- c. That, Surf Center owners should act swiftly to build adequate on-site parking for the Surf Market and to remediate any environmental concerns in full compliance with state Fish & Game, the Coastal Commission, County planners, and other relevant agencies (also see attached).

It was moved by Council Member Finley, seconded by Council Member Ivor and unanimously carried that the Council approve the resolution as presented. Council Member Murphy will send the Resolution to Mr. Demling.

Over many years, CalTrans sought business owner's opinions and found the majority wanted no parking on Highway One. In the *CalTrans Third Interim Streetscaping Plan*, that will be presented at a Streetscaping Committee meeting 25 September and an October public meeting, on-highway parking will not be eliminated on west side by Surf Market for three (3) years. A letter on the project in this week's *Independent Coast Observer* was cited.

Mr. Bower stated he hadn't received a copy of the *Project Background* or *Resolution* before the meeting. The *Project Background* held some "untruths" and didn't "follow the path to a solution for Surf parking."

George Provencher, Gualala-area resident, noted the GMAC opinion is only one of many and there were many other problems to solve before the project can begin. He felt the meeting with Mr. Demling was good one and it was Steve May who introduced the Interim Plan that will be used in 2012.

Parking south of The Vue Restaurant and a roundabout at the corner of Old State Road (CR 501) and Highway One were discussed.

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

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

The committee met 13 August. **Mr. Provencher** reported that *Redwood Coast Medical Service's* helipad issue has been resolved. After further discussion, it was agreed the G-PD Committee be disbanded for the present.

d. Timber Harvest Plans (THPs) Report: None

e. Various CalTrans & County Issues:

i. Council Chair Juengling reminded attendees of CalTrans' repaving project from the Gualala River Bridge to just north of Point Arena starting next summer.

ii. Council Member Murphy reported three County Supervisors attended the County Housing Element Meeting 21 August in Fort Bragg and showed a power point presentation overview on the subject. After the Element is submitted to the State in January 2020 and reviewed making sure it is in compliance with State codes, the Element will be in effect until 2027.

Administrative Secretary Mober distributed the *GMAC Local Coastal Plan Supplementary Information for Speaking Engagement 4 March 2010, Coastal Act goals for all Land Use Plans*; a map showing the *Categorical exclusion areas of Single Family Residences on Undeveloped Lots* in Gualala, and; an e-mail from Diann Simmons, Operations Manager of the *Economic Development & Financing Corporation* requesting Heather Gurewitz, their Executive Director, be invited to speak to the Council before 31 January 2020 regarding creation of a *County Economic Recovery and Resilience Plan* (see all attached). After discussion, it was decided that Council Member Murphy would contact Ms. Gurewitz and invite her to speak 3 October.

iii. Kathleen Chasey reported the Mill Bend property purchase is still in escrow. Their environmental report on any toxic contamination on the property was filed with the *Northern Coastal Regional Water Quality Control Board* last week. Two underground storage tanks were removed in early June. When that report is reviewed, approved, and received by her committee, the purchase can go forward. An application for grant funding has been sent but has yet to report.

10. Chairman Juengling's Report:

Council Chairman Juengling reiterated August was very busy, especially with GCAP.

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

12. Treasurer's Report:

Council Member Murphy reported he had contacted District 5 Supervisor Williams about allocating more funds to GMAC. The Supervisor asked an accounting of what has been spent to date be sent to him and he would see to it, as well as adding more funds in next year's budget.

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

14. Broadband Report: None.

15. **GMAC Promotion, Citizen Participation & Recruitment:** None
Council Chair Juengling announced five applications have been submitted to Supervisor Williams. The Supervisor will bring all applications and meet with any Council Members available to discuss them. **Council Member Murphy** felt the Council needs to represent everyone within its boundaries, GMAC may benefit from the new perspectives brought by a more diverse membership. He will let Members know when Supervisor Williams is available.
16. **Administrative Secretary Mobert's Report:**
Administrative Secretary Mobert reported working 24.73 hours; materials were \$2.52, for a total of \$373.52.
17. **Miscellaneous: Public Electric Vehicle Charging Station in Gualala:**
Council Member Hess stated he and Council Chair Juengling had discussed instillation of a public electric vehicle charging station in Gualala. There is one in The Sea Ranch, Point Arena, and Elk. He would be happy to head this project and contact County and State government departments as well as companies that could install it if the Council was interested. Various locations were discussed. The item will be on the 3 October Agenda.
18. **Agenda for next meeting: 3 October 2019:**
 - a. **Speaker Heather Gurewitz** of the *Economic Development & Financing Corporation* on creation of a *County Economic Recovery and Resilience Plan*
 - b. **Invitations for Future Speakers:** Dave Jorden on THPs.
19. **Adjournment:** 21:13

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.