



Minutes for 3 October 2019

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 3 October at the Gualala Community Center (GCC) in downtown Gualala. Council Members present were: Lloyd Chasey, Melissa Finley, Donald Hess, Robert Juengling, and Tom Murphy. Council Member Charles Ivor was absent Administrative Secretary Mary Mober and 5 members of the public were also present (see sign-in sheet and speaker's cards).

1. **Introductions and Announcements: Council Chair Juengling** convened the meeting at 18:08. Council Members introduced themselves.
2. **Consent Agenda:**
 - 2.a. **Minutes: 5 September 2019:**
 - i. It was moved by Council Member Murphy, seconded by Council Member Chasey, and unanimously carried that the Minutes of 5 September be approved as amended by changing:
 - a. Item 17: Council Member Murphy to Council Member Hess speaking;
 - b. the spelling of Mr. Provencher's name throughout;
 - ii. John Bower, Gualala-area resident, wanted to correct his comments in an earlier set of Minutes and will coordinate that with Council Member Chasey and Administrative Secretary Mober over the next month so they may be approved 7 November.
 - 2.b. **Correspondence:**
 - i. U #2019-0017 (Bryson) APN 145-070-01, Location: Big Gulch Road, Gualala
 - ii. Letter, Chris Wall re.: Streetscaping GCAP Project
3. **Approval of Agenda:**

It was moved by Council Member Chasey, seconded by Council Member Hess, and unanimously carried that the Agenda be approved as amended by:

 - a. deleting Item 7.a.iii.: Timber Harvest Plans (THP) and only agendaing it if there are THPs to address.
 - d. adding Item 7.a. iv.: Roadside Trash Removal on All Byways
 - c. Item 13: changing Council Member Murphy's name to Council Member Hess
 - b. adding: Item 15.a.: Walk/See U_2019-0017 (Bryson)
4. **Public Input on Non-agenda Items:** None.
5. **Report: Mendocino County Law/Code Enforcement:** None
6. **CDPR #2019-0004 (Landshark Developments LLC);** Location: 35791 Timber Woods Way; APN 141-100-32 Renewal of CDP #2012.0024 to construct a 2,087± sq. ft. single family residence with a maximum height of 20 ft. above natural grade. Associated developments include installation of septic system, well, water tank, propane tank, connection to utilities, and driveway. No changes to original request. Renewal will result in a new expiration date of 22 July 2020.

Council Chair Juengling had driven past the site but had no access through the locked gates. Due to trees and other obstructions, he saw no changes in the property since his last visit in 2017. No construction has been done. The Council approved the CDP with concerns, 2 November 2017.

Mr. Bower noted there was a lot of brush within 100 feet of the home's building site.

It was moved by Council Member Murphy, seconded by Council Member Hess, and unanimously carried that the CDP be tabled until 7 November; Council Members Hess and Juengling will walk the project.
7. **Status of the Gualala Water Moratorium:**

Council Chair Juengling noted the cubic flow per second (cfs) is 6.87 today.

Council Member Hess asked Mr. Bower about the water situation regarding the fire on Pacific Woods Road, considering the water main broke this week (see Independent Coast Observer [ICO] articles, attached).

Mr. Bower didn't know how much water was used to fight the fire. The tank supplying that hydrant was at the top of Pacific Woods Road. Another storage tank along Highway One was also available to supply that hydrant in emergencies. That evening, the water supply was ample but the high volume usage pulled more water than usual and caused surges. Rain the night before stopped the fire from spreading into the fields and homes, businesses and town south of the property.

Richard Winn, Gualala-area resident, stated the fire was near his home, He had walked down to this evening's meeting and saw vegetation has grown quite large on the sides of the road; it needs cutting. **Council Member Murphy** was joined by all in attendance in lauding the *South Coast Volunteer Fire Department* in their quick response and professional actions in stopping the fire from spreading..

8. Council Matters:

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

Council Chair Juengling commented on the huge public participation at the 1 October Streetscaping meeting, perhaps between 125 and 140 people (see ICO article, attached). Council Member Murphy felt the Council should confirm their support for the public vote and approval of CalTrans' Plan #1 that took place that night.

Richard Winn felt the GCAP Project should be extended to Pacific Woods Road. Residents living from a half mile to one mile from town should walk to and from to save on fuel and emissions. If he had an appropriate bicycle, he would use it.

Council Chair Juengling said the next phase may include extending the work to the top of the hill by Jr's Hardware Store, widening the Highway, adding sidewalks and bike lanes, as well as a roundabout at Old State Road (CR 501) and Highway One. Since CalTrans was still in the design phase, if attendees would write letting CalTrans know they are in favor of a roundabout, it could be included in this phase of work.

George Provencher, Gualala-area resident, asked about the understanding from Caltrans that property owners may opt-out of on-highway parking in the future. **Council Members Juengling and Murphy** stated they had discussed the issue several times with Caltrans Project Director Frank Demling. **Council Chairman Juengling** said Mr. Demling had reviewed the motion with him by phone shortly before the meeting, and Mr. Demling said it would be OK if it included the words "in the future" regarding opting out. The draft motion was then changed to comply with Mr. Demling's request.

After discussion, it was moved by Council Member Murphy, seconded by Council Member Hess, and unanimously carried that the Gualala Municipal Advisory Council support the tentative Streetscape Design presented by Caltrans at its October 1, 2019, public meeting in that this design would fulfill the Gualala Town Plan's goals of adding sidewalks and bike lanes along Highway 1 and still allows the flexibility to meet any future needs related to operational efficiency, downtown development, and public safety. The council takes this action with the understanding from Caltrans that individual property owners may opt-out from allowing on-highway parking in front of their property in the future.

CalTrans will present the approved plan to the *Mendocino Council of Governments* (MCOG) on Monday, 7 October in Ukiah; Council Members Juengling and Murphy will attend.

a.ii. Roadside Trash removal on All Byways:

Council Member Hess rides a bicycle to town and sees a lot of trash and paper on Pacific Woods and Old Stage Roads. He asked if there was a County program or if volunteers helped to sweep the areas of trash so it doesn't go into the river and ocean when rain comes. **Council Member Chasey** noted *Gualala Lions International* just cleaned Highway One last week—CalTrans collects trash bags left at the roadside for recycling. The Lions could be contacted.

Council Member Murphy suggested residents could be asked to help with a Community Cleanup Day, especially those living in the area. **Council Chair Juengling** recommended GMAC contact Howard Dashiell of Mendocino County Department of Transportation and consult him about picking up trash bags.

a.iii Repaving Highway One:

Council Chair Juengling noted CalTrans is paving Highway One from the Gualala River Bridge to a little past Point Arena next summer.

a.iv. Discussion: Loss of Highway One Parking Associated with GCAP Streetscaping: None

a.v. Discussion: Gualala Town Plan Zoning Issues: (G-PD Committee Report): This Item will be deleted from the Agenda.

a.vi. Timber Harvest Plans (THPs) Report: This item was dripped from the agenda until a THP needs to be addressed.

e. Various CalTrans & County Issues:

i. Council Member Murphy reminded attendees that speaker Heather Gurewitz of the *Economic Development & Financing Corporation* on creation of a *County Economic Recovery and Resilience Plan* will attend either the

7 November or 5 December meeting. He will invite business owners to come and participate in the discussion.

9. **Chairman Juengling's Report:**
Council Chairman Juengling went to a meeting in Ukiah Thursday, 26 September celebrating MCOG Director Phil Dow's retirement. He was well-respected throughout the County and State.
10. **Vice-Chairman Ivor's Report:** None.
11. **Treasurer Chasey's Report:** None
12. **Website Report: Maintenance of GMAC Website:** None.
13. **Broadband Report:** None.
14. **Public Electric Vehicle Charging Station in Gualala Report:**
Council Member Hess researched the subject and found there was a need for a charging station in Gualala. In June, the County issued the *Mendocino County Zero Emission Vehicle (ZEV) and Alternative Fuels Readiness Plan Update*. Funding was not discussed but the need charging stations to accommodate these vehicles was. Due to this growing need, Gualala was mentioned as a recommended site for a station.
Sonoma Clean Power (SCP) created a press release, 20 August 2019, stating Sonoma and Mendocino Counties have been selected for the *Regional Electric Vehicle Charging Station Installation Incentive Project* that will have funds of up to \$6.5 Million by October 2020 available to install chargers in various locations (see attached). Council Member Murphy will work with the SCP's program manager to determine Gualala locations and choose the type of charger for the public charging station. Gualala must be ready to build it when funds become available.
 Gas stations in England now have electric chargers available; gas stations here could also have them on site, as well as having other interested businesses install them. The public station would be available 24-7; *Charge Point*, the installer of the Point Arena facility, would charge the County or business \$100 a month for their equipment; they maintain it, not the County. If installed on Highway One, e.g., the pullout just south of the Vue restaurant, MCOG or Cal-Trans could pay for it.
Council Chair Juengling suggested working with these two departments and 5th District Supervisor Williams to select a location and apply for installation funding for a Gualala public charging station.
15. **GMAC Promotion, Citizen Participation & Recruitment:** None
Council Chair Juengling announced five applications have been submitted to Supervisor Williams who will make appointments soon.
16. **Administrative Secretary Mober's Report:**
Administrative Secretary Mober reported working 24.73 hours over 21 days of 31; materials were \$2.52, for a total of \$373.52.
17. **Walk/See Bryson:**
U_2019-0017 (Bryson) and Telespan Communications, LLC: Council Members Chasey and Finley will walk the property. A CDP letter will be sent to Mr. Bryson, Tim Cotter, Telespan Communications, and Head Planner Julia Acher. **Council Chair Juengling** will contact Tim Cotter of Telespan and invite him to attend.
18. **Agenda for next meeting: 7 November 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 Timber Harvest Plans.
19. **Adjournment:** 20:03

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.