



GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

Minutes for 9 January 2020

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 9 January at the Gualala Community Center (GCC) in downtown Gualala. Council Members present were: Melissa Finley, Donald Hess, Robert Juengling, Tom Murphy, and George Provencher. Council Members absent were Lloyd Chasey, Charles Ivor, Sharon Maier. Administrative Secretary Mary Mobert and ten members of the public were also present (see sign-in sheet and speaker's cards).

1. **Introductions and Announcements:** Council Members introduced themselves. **Council Chair Juengling** announced new Council Member Sharon Maier would join the Council at the 6 February meeting.
2. **Consent Agenda:**
 - 2.a. **Minutes: 5 December 2019:**
 - i. It was moved by Council Member Murphy, seconded by Council Member Provencher, and unanimously carried that the Minutes of 5 December, 2019 be approve as amended on Page 2, Item 8 CDP 2019-0032 (Wahlberg), paragraph 8, lines 4-5 by changing the sentence from "The waterline goes to Iversen Point and the owners could negotiate for water from the community well in the Iversen Subdivision if the well sites fail." to read "The waterline goes to Iversen Point; if the well sites fail, the owners could negotiate for water, i.e., from the community well in the Iversen Subdivision.
 - 2b. **Correspondence:**
 - i. MCN Annual Statement for Domain and Website Host Fees: \$179.40
 - ii. Annual Post Office Box Rent: \$46.
 - iii. CDP #2019-0039 (Walkman); Location, 47120 Havens Neck Road, APN 143-121-06
 - iv. CDP 2019-0049 (Cionco); Location, 46880 Iversen Road, APN 142-010-52-05
3. **Approval of Agenda:**

It was moved by Council Member Provencher, seconded by Council Member Hess, and unanimously carried that the Agenda be approved as presented.
4. **Public Input on Non-agenda Items:**

John Bower, Gualala-area resident, asked if GMAC's new officers for the coming year would be elected soon.
5. **Report: Mendocino County Law/Code Enforcement:** Council Chair Juengling announced a new Sheriff was sworn in, Matthew Kendall. who attended the 5 September 2019 Sheriff's Forum.
6. **CDP #2019-0029 (PG&E); Location, 39200 Old Stage Road, Gualala, APN 145-091-07:** Standard Coastal Development Permit is required per EM_2019-0001. to allow Pacific Gas and Electric Company (PG&E) to perform work at its Gualala Substation. The replacement work will involve a 60/12 kV and 10/12 MVA 3-phase transformer, with two 12 kV switch-gears and replace two locations of the existing fence. The work also includes a new automated 15 feet by 21 feet by 10 feet 8 inches (315 sq. ft.) control building. Realign the existing underground grid and conduits to connect the new electrical equipment and control building to the existing system. The existing pond will be lined with a concrete slab. Council Members Juengling and Hess walked the project. Council Chair Juengling read the CDP's maintenance description.

Jeanette Dinwiddie-Moore from PG&E was present and distributed the *Pacific Gas and Electric Company Gualala Substation 60 kV Emergency Transformer Bank 2 Replacement Project Summary* (see attached) She gave a history of the CDP that includes repaving the driveway along Substation Road. The present equipment dates to the 1950s. The first CDP was an emergency permit and approved by the Board of Supervisors (BOS). The CDP being presented tonight is a regular CDP for approval of the work.

Council Member Murphy noted transformers of that age use polychlorinated biphenyls (PCBs); most were replaced in the early 1980s. He asked if PCBs were present in the existing equipment and the age of transmission cables in the area. **Council Member Provencher** stated the transformers should have been replaced with solid-state machines in the 1980s. **Ms. Dinwiddie-Moore** will ask her engineer and contact GMAC She stated lines are being replaced all the time and didn't know what type was there now.

Peggie Berryhill Gualala-area resident and owner/operator of KGUA radio, asked if PG&E's equipment testing was causing small power outages in the area and if the company could let public know before an outage happens.

Council Member Hess asked 1) if the new equipment would be able to handle new and future improvements on the site and; 2) if there was a maintenance schedule and if so, what was it, since recent fire disasters have been caused by

lack of maintenance. **Ms. Dinwiddie-Moore** said transformers are tested every one-to-two years, their age noted, and a determination made about replacement. One transformer needed to be replaced; the replacement is new, not used or rebuilt. She will ask her engineer about Gualala's maintenance schedule.

Mr. Bower gave a history of when electric power was installed and fires caused by downed wires in the area. He was concerned about: 1) electro-magnetic field (EMF) radiation in the neighborhood; 2) removal of weeds; especially by spraying weed killer; 3) sound issues, 4) if the neighbors had been notified about the CDP; 5) fire-protection equipment being installed, and; 6) soil contamination due to toxic leaks and/or products being used; if so, had the *North Coast Regional Water Quality Control Board* (NCRWQCB) been informed and a reply received.. **Ms. Dinwiddie-Moore** stated the EMF is very low in the neighborhood. The new machines are much quieter than the ones being replaced. Soil specialists have assessed the site. She will ask the engineer about weed killer. Notifications to neighbors are sent by the County. The work will be completed this month. then paving will be done. Fire-protection equipment is not required due to the size of the building being installed..

It was mutually agreed the Item be tabled to the 6 February 2020 meeting or until the Council receives technical specs and other information on the questions raised above. **Ms. Dinwiddie-Moore** will have her engineer attend the February meeting.

Administrative Secretary Mobert asked about the Addendum CDP filed with the County and listed on the website. **Ms. Dinwiddie-Moore** was unaware of the Addendum and will look into it.

7. **Housing & Economic Development Committee:**

Council Chair Juengling introduced Mary Ann Petrillo CEO of *West Business Development Center*, a non-profit operating in Mendocino County for thirty years working with the *Small Business Administration* promoting small businesses and giving them technical assistance. She stated their work doesn't include non-profits. She distributed the *Turn Your Passion Into Profit* poster and *Helping Communities Grow One Small Business at a Time, Our 2019 Economic Impact Numbers* power point (see attached) Using both State and Federal funds, they help small businesses get on their feet and stay in business with advice, technical support, business plans, and permits. They offer low-cost workshops for networking and instructions, and help owners connect to national networks. All their webinar courses are recorded and available for viewing. They offer new strategic programs, will research what businesses were lacking that would help put them back on track or into business after an emergency/ disaster, and recommends the types of insurance that would be the best to buy. They also have information for employees on various subjects. Their newsletter is available for the asking. The *Economic Development Association* gave a grant to Mendocino County to develop four plans Countywide. The Resilience Plan will be help all communities coordinate with one another in housing, productivity, employment, etc.

Council Member Murphy noted the committee invited Ms. Petrillo to meet with local business people to discuss community needs and cooperate in identifying the needs in this community. The town needs to develop a business plan when renewing the Gualala Town Plan. Gualala used to be timber town, now the question is, "What are we; a retail/ service community; a resort community?" Housing is very important to retain our young people. How do we promote population growth?; economic growth?; new jobs? The committee can help distribute flyers announcing workshops and meetings.

Ms. Berryhill asked how can the Coastal area move forward without input from the Hispanic and Native peoples who make up two-thirds of its population. They must be included as well. **Ms. Petrillo** stated she has most of her information is Spanish as well.

Council Member Hess wondered if the *West Group* knew the area well enough to understand what it's lacking. The County visitor's website offers very little information on the Gualala/Coastal area and much of it is wrong. It needed to be upgraded with correct information.

Tony Ventrella, Gualala-area resident and owner of Gualala Nursery, noted owners put large amounts of money into their business that may finally fail. He would like to have the group help track business issues, obtain licenses, and help sustain a business' growth once established. Gualala could become a ghost town if the community lets it happen and doesn't buy local.

Ms. Petrillo agreed people should buy goods locally. Business need to advertise they are local and analyze their business plan annually. The *West Group* may open a Gualala office. They coordinate with the *Business Assistance Center*, *Small Business Development Center*, and *Women's Business Center*.

Administrative Secretary Mobert noted that, if people want to flee from the overcrowded Bay Area with its noise, job pressures, traffic issues, air pollution, etc., they could come to Gualala that is a four-hour drive down winding roads boarding very steep cliffs populated with cattle, deer, and wild boar; an village offering no cell phone or internet service, few-to- no sidewalks, little traffic, and a population of 3.5 persons per square mile. The Coast is a perfect getaway for people who can handle the silence, scary animals, and isolation.

The meeting recessed for nine minutes from 20:32 to 20:41.

8. Status of the Gualala Water Moratorium: None

9. Council Matters:

a. Various CalTrans, County, and Local Issues:

i. Report: GCAP Ad Hoc Committee: None.

Initial Study with Proposed Negative Declaration:

see: <https://ceqanet.opr.ca.gov/2019079020/2>):

Highway One Paving from Gualala to Point Arena:

Mr. Bower stated that CalTrans has filed for a CDP to straighten the section of Highway One traveling past CalGas. The permit should come to GMAC in a month or so.

ii. Report: Public Safety Power Shutdown (PSPS) and Emergency Preparations Ad Hoc Committee:

Council Member Provencher reported four people met last night and adopted the format of The Sea Ranch Emergency Disaster plan, started drafting it, and will bring in the sixteen volunteers who will address its structure, and expand it to make it workable.. They are identifying the various automatic network, emergency-notice sources used by the County. The plan will be on several websites: South Coast Fire District (SCFD), Redwood Coast Medical Services (RCMS), Coastal Life Support (CLS), CHP, and Sheriff.

The Core Team's next meeting is on 29 January. The volunteers will join in meetings in February. The GCC Board will meet Tuesday 14 January at 13:30 to perhaps address their installing a generator or battery backup system for their solar panels. The committee should attend a GCC board meeting and present the finished plan to them showing how they fit into it.

Council Member Provencher would like to obtain a Mile Marker Maps for Highway One. They have a list of locations but no map. **Mr. Bower** thought Fire Chief Warren might have one.

PG&E Resolution:

Council Member Hess asked the vote on the PG&E Resolution be tabled until February or March. The State Assembly is dealing with PG&E and all options are on the table, including reforming into a public Co-Op. The *Blue Lake Rancheria* in Arcata has a microgrid that started automatically during the last PSPS. They were able to provide gas, groceries, phone charging and connection, hotel service, medical-device aid, casino facilities, etc. Gualala needs the same for its key services: RCMS, SCLS, SCFS, GCC, etc.

iii. Report: Housing & Economic Development Standing Committee: None

iv. Report: Timber Harvest Plans (THPs): THP #1-19-00197: (Council Member Chasey): None.

v. Report: Public Electric Vehicle Charging Station in Gualala:

Council Member Hess met with James Von Bonn of the Marysville CalTrans office and the Streetscaping (GCAP) Project Manager at the Highway One turnout just south of the *Vue Restaurant*. Mr. Von Bonn approved of that location for a charging station. The paving will leave room for trenching and line placement. The constructions grant for the station won't be available till the end of the year but it can be easily installed.

The grant program comes from Sonoma Clean Power. Application submission will open this summer. The BOS knows of the plan. Mendocino County doesn't comply with State regulations regarding the permitting process for charging stations. Expediting the process negates decisions on the dangers to the environment, public input, and the mandated reports and meetings.

Council Members Murphy would like to ask the County why they don't comply with State regulations. He felt committee members should talk to business owners and ask if they would install a station on their property, which would attract custom. Perhaps the committee should also asked if CalTrans would consider funding the planned charging station in the CalTrans pullout.

vi. Invite speakers on Various Issues: (Council Member Murphy) None.

10. Chairman Juengling's Report: None

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

12. Treasurer Chasey's Report: None.

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

14. GMAC Promotion, Citizen Participation & Recruitment: None

15. Administrative Secretary Mober's Report:

Administrative Secretary Mober reported working 20.62 hours; materials were \$6.29, for a total of \$309.25.

16. Walk/See:

i. CDP 2019-0039 (Workman); Location 47120 Havens Neck Road; APN 143-121-06: (Council Members Finley and Juengling)

ii. CDP 2019-0049 (Cionco); Location, 46880 Iversen Road, APN 142-010-52-05 (Council Members Hess and Provencher)

17. Agenda for next meeting: 6 February 2020:

a. CDPs:

- i. CDP #2019-0029 (PG&E):** (Council Members Juengling and Hess)
- ii. CDP 2019-0039 (Workman);** Location 47120 Havens Neck Road; APN 143-121-06: (Council Members Finley and Juengling)
- iii. CDP 2019-0049 (Cionco);** Location, 46880 Iversen Lane, APN 142-010-52-05 (Council Members Hess and Provencher)

b. Invitations for Future Speakers:

- i.** David Bower, President of NGWC on water issues
- ii.** Supervisor Williams on County Emergency Planning
- iii.** County Planner on ADUs

18. Adjournment: 21:25

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.