



Minutes for 5 December 2019

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

1. **Sheriff's Forum:** Since Sheriff Tom Allman didn't arrive, the Sheriff's Forum was canceled and Council Chair Juengling convened the meeting at 18:02.
2. **Introductions and Announcements:** Council Members introduced themselves. **Council Chair Juengling** announced the Closed Session had been canceled because the government code assigned to its purpose had not been listed on the Agenda. He introduced and welcomed new Council Member George Provencher.
3. **Consent Agenda:**
 - 3.a. **Minutes: 7 November 2019:**
 - i. It was moved by Council Member Murphy, seconded by Council Member Hess, and carried 6 YES (Council Members Chasey, Finley, Hess, Juengling, Murphy, and Provencher), 0 NO, and 1 ABSTENTION (Council Member Ivor) that the Minutes of 7 November be approved as presented.
 - 3.b. **Correspondence:**
 - i. Notice of Public Workshops on Sonoma County Local Coastal Plan Update
 - ii. Mendocino Community Network: Annual Website Statement for \$179.40
 - iii. THP #1-19-00197-MEN (Gualala Redwood Timber): Four miles NE of Gualala; nicknamed "HooDoo"

The Council discussed the Sonoma County Notice regarding changes to the Local Coastal Plan due to the recent fires, and contacting the new Sonoma County MAC in Timber Cove.
4. **Approval of Agenda:**
 - a. It was moved by Council Member Murphy, seconded by Council Member Ivor, and unanimously carried that the Agenda be approved as amended by:
 - i. deleting the Closed Session;
 - ii. deleting Council Member Murphy's name from Item 10. iv. and keeping Council Member Chasey;
 - iii. deleting Council Member Hess' name from Item 10. v. and adding Council Member Murphy, and;
 - iv. changing the next meeting date listed in Item 19 from January 2019 to January 2020.
5. **Public Input on Non-agenda Items:** None
6. **Report: Mendocino County Law/Code Enforcement:** None
7. **CDP #2019-0023 (CalTrans);** Location: In the Coastal Zone south of Schooner Gulch and near the Town of Gualala (on the east and west side of the highway near Route 1 Post Miles 11.11, 10.88, 10.51, 10.32, 10.09, 9.91, 9.34, 8.96, 8.54, 7.13, 6.85, 5.85, 5.25, 5.17, 4.83, 4.81, 4.76, 4.67, 4.64, 4.49, 4.43, 3.80, 3.77, 3.52, 3.32, 3.15, 2.50, 2.43, 2.24, 1.54, .012, and 0.04: Standard Coastal Develop Permit to complete guard rail improvements along the State Route 1 corridor between Schooner Gulch and the Gualala River. (All Council Members)

Council Member Finley stated she looked at the example located at Highway One mile marker 10.08. The new rails are closer to the ground and the fog line than older ones.

James Von Bonn of the Marysville CalTrans office and the Streetscaping (GCAP) Project Manager, noted CalTrans keeps the rails as far as possible from the fog line when they can. The standard setback is 8 foot but could come up to 4 foot. The project will bring the new rail standards to the highway and suppress weed growth with weed control mats and concrete footings. The materials and manner of construction were discussed.

John Bower, Gualala-area resident, asked if any new areas having no rails now were included in the project. **Mr. Van Bonn** said no.

It was moved by Council Member Ivor, seconded by Council Member Provencher, and unanimously carried 6 YES (Council Members Chasey, Hess, Ivor, Juengling, Murphy, and Provencher), 0 NO, and 1 ABSTENTION (Council Member Finley) that the project be approved as presented. Council Member Chasey will write the letter to the County.

8. **CDP #2019-0032 (Wahlberg);** Location:47101 Big Gulch Road; APN 145-121-18; Standard Coastal Permit to construct a single-family residence and ancillary development. Council Members Juengling and Murphy walked the property. Blair Foster of *Wynn Coastal Planning* in Fort Bragg represented the owners.

Council Chair Juengling explained the project, location, and property setting. The small house will connect to the local sewer system with a holding tank that pumps to a larger tank. All reports have been completed and all regulations followed. A well will be drilled on one of two proposed sites; at present, there was no proof of water on the site.

Jim Johnson, who is a neighbor, know nothing of the CDP and has received no notice or information on it. He is not against the project but it will block his view to the north.

Blair Foster explained the CDP process. As yet, neighbors have not been notified about the CDP and will not be until ten to fifteen days before the CDP hearing; a notice is presently posted at the property for public viewing. The house has a 26 foot setback from bluff edge, regulations call for a minimum of 25 feet. It is not located in a highly scenic zone, so those regulations don't apply.

Council Member Murphy noted the house is very exposed and impacts the view of neighbors on Robinson Reef Road. Siding color, paint type and materials, lighting, and window placement were discussed. The project is close to the ESHA, yet there is no drainage plan or plan to hide house via landscaping. **Ms. Foster** stated that was all Building Permit information and usually not sent with this permit type.

Council Chair Juengling felt the CDP was lacking information on the utility's location; evidence of a water source; the propane tank's location was not indicated, and; a drainage plan was not included. The available plans were too small to read; usually the owner or representative brings larger drawings to reference during the meeting. **Ms. Foster** stated they don't create a drainage plan unless asked. If her firm is representing another CDP in the future, please ring her office to ask them to take larger renderings with them for reference during the meeting.

Council Member Ivor noted when plans are sent to the Council, they usually include contour lines, grading plans and permit, and foundation and peer location and information. GMAC didn't receive any of that. **Ms. Foster** stated that information has not been created and is not part of her CDP process; it's for the architect to create those plans.

Mr. Bower stated the property wouldn't qualify for an Accessory Dwelling Unit (ADU) because it was too small and ask if Fire Chief Warner had commented on fire protection equipment as yet. All new CDPs are required to have a sprinkler system and water tank for fire use. There is no tank indicated on the plans or how it was to be placed, i.e., above or embedded in the ground. 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. **Ms. Foster** said again this is all a building permit issue.

Council Member Provencher was concerned there was no plan for- or proof of water on the property and there is none presently. In the Coastal Zone, colors and materials are important and usually mentioned in CDPs.

It was moved by Council Member Murphy, seconded by Council Member Hess, and unanimously carried that the CDP receive advisory approval conditioned on the review by County Planners of the following:

- 1) proof of water via a productive well on the site;
- 2) a drainage plan;
- 3) a fire protection and/or sprinkler plan and source of water (storage tank on site or public hydrant on the highway) to be used. If the North Gualala Water Company (NGWC) hydrant on the highway is used for this purpose, proof be submitted that the appropriate fees have been paid;
- 4) an electrical plan;
- 5) proof that sewer fees are paid;
- 6) color and materials used on siding;
- 7) a landscaping plan to minimize the various structure's visual impact, and;
- 8) a lighting plan for inside and outside of the house.

Council Member Murphy will write the letter to the County.

9. **Status of the Gualala Water Moratorium:**

Mr. Bower of NGWC, said If builders don't strike water when a well is drilled, they might encourage NGWC to erect site storage and a treatment plant in their area. Part of the monthly water fees are for fire hydrants and their maintenance. Currently, NGWC has no reservoir .If owners in this area were part of the NGWC District, their fees would help support building of a reservoir and more water infrastructure. Also, after 19 years, the *North Coast Regional Water Quality Control Board* may have a meeting addressing Gualala's water moratorium. The company is talking to Supervisor Williams as well. The Sea Ranch reservoir was discussed.

Council Member Ivor felt water should to be protected, especially the Gualala River watershed. River water shouldn't be drained to enhance an area's economic growth. In the western states, water is scarce and economic growth is limited. This will continue as the population expands. The new State *Groundwater Management Act* mandates large agricultural wells be watched closely for over pumping and/or depleting the aquafer.

Council Member Murphy suggested holding a meeting on water issues with experts, a representative of NGWC, Supervisor Williams, and others.

10. Council Matters:

a. Various CalTrans, County, and Local Issues:

i. Report: GCAP Ad Hoc Committee: – Initial Study with Proposed Negative Declaration:
see: <https://ceqanet.opr.ca.gov/2019079020/2/>:

Council Member Murphy attended the *Mendocino Council of Governments* (MCOG) meeting Monday, 2 December in Ukiah. MCOG unanimously approved the 2021 transportation (streetscaping) plan and design. He and Council Chair Juengling will be speaking with CalTrans, Supervisor Williams, County Planning, local residents, and property owners keeping them apprised of the project's progress. The funding schedule is uncertain; it may take five years before construction begins. The budget is now \$3,950,000 and may go higher.

Highway One Paving from Gualala to Point Arena:

Mr. Von Bonn stated CalTrans' paving project from the Gualala River to just beyond Point Arena will happen this summer. Funding will be in place January, bids open in February, contracts awarded in March, and the project will start in April. There are 105 working week days in the contract; weekends excluded.

ii. Report: PSPS and Emergency Preparations Ad Hoc Committee:

Council Member Provencher reported on Fire Chief Warrens Emergency Preparedness Meeting at the GCC, Thursday, 14 November. Around 60 people attended and 16 volunteers came forward to form a committee to write a Community Emergency Plan. The Leadership Team will set guidelines for the volunteers to follow and are working with The Sea Ranch Security that manages The Sea Ranch's emergency situations. The leadership committee met last night and started putting tasks together for volunteers, looking at: fire, tsunami, terrorism, PSPS outage, earthquake, evacuation routes, helping evacuees, information center(s), ID challenges, identifying the most venerable citizens and helping them, etc. The leadership Team will meet 8 January, 2020; the whole Volunteer Committee will meet in February to start addressing these challenges and creating information that is easy for the community to access and implement.

Council Member Hess also attended the 14 November meeting and reported the Ad Hoc Committee had met and discussed:

- 1) attending a GCC Board meeting to discuss a battery, power-backup system for their solar panels so the facility would have power during future emergency and PSPS events and perhaps be able to serve as an information center and more;
- 2) presenting a forum before next year's fire season on how individuals and families can achieve the best way to organize for emergencies and store needed items for each person for 14 days;
- 3) identifying people and organizations who will know how to answer the public's questions, and;
- 4) identifying local businesses and/or organizations that sell or distribute items needed in emergencies.

Council Member Murphy stated a retired fire chief is renewing all evacuation plans for Mendocino County; Sheriff Tom Allman is on that committee. The *West Business Development Center* created plans for businesses in Fort Bragg and Ukiah.

Administrative Secretary Mobert noted *Soroptimist International of Mendocino-Sonoma Coast* is offering matching-fund grants of up to \$5,000 to any organization that provides emergency services to the community to upgrade their equipment. When she spoke to the president of the GCC Board, they said the GCC was not interested in applying.

PG&E Resolution:

The *Gualala Municipal Advisory Council statement in support of recognizing PG&E as a customer-owned Co-op; Customer-Owned Utility Operating Principals, and Attachment 1, RE.: Critical Matters Related to the PG&E Bankruptcy* letter was distributed (see attached). **Council Member Hess** read the Statement and felt the Council should support the resolution that PG&E be turned into a customer-owned co-op and not be allowed to remain a private corporation during its bankruptcy proceedings. A non-profit organization could receive funds to do this.

Council Member Murphy was not in favor of the resolution and has been concerned about PG&E for 25-30 years; their problems have only gotten worse. The co-op customers would have to assume PG&E's debt and liability whereas, shareholders own the debt and antique technology now. Present customers don't want or need the burden. Spend the money on an alternative company that will create new infrastructure, not a failing corporation and outdated equipment.

Council Member Ivor noted the Eel River Dam is owned by PG&E and no one knows what will happen to it and the surrounding ecology if PG&E goes down.

After some discussion, the Resolution was tabled to the January Meeting.

iii. Report: Housing & Economic Development Standing Committee:

Council Member Murphy distributed the GMAC Housing & Economic Development Committee Meeting Minutes for 11/18/2019 (see attached). The committee discussed the various pluses, opportunities, and challenges in the area, as well as short-term rentals. Their second meeting will include retail business owners to identify County departments and/or organizations that work with the County that could offer support.

He talked with Mary Anne Petrillo, CEO of the *West Business Development Center*, one of two non-profit organizations that are working with the County on housing issues. Mary Anne will speak at the 9 January GMAC meeting.

He also spoke with Julia Acker about the County's ADU rules. At present, no ADUs are allowed west of Highway One. One hundred ADUs may be built east of Highway One if the property owner has a water permit from NGWC. He will speak to Ms. Acker about Class K permit natural building ADUs.

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 asked if CalTrans would consider accommodating infrastructure for an electric vehicle charging station in the CalTrans pullout located just south of the *Vue Restaurant* to be paved this summer. Unfortunately, the funding for the stations won't be available until fall.

Mr. Van Bonn will talk to his engineers about doing that. CalTrans wants to put in stations as well. Burying conduits through which wires could be pulled could be engineered and the contractor could do it a day or two before paving the area.

Council Chair Juengling asked if the lot would be striped for parking large vehicles or would it be a regular parking area. **Mr. Von Bonn** said there will be 8 feet of paving and a 4 feet space between its edge and the vegetation. It will not be striped for parking due to CalTrans liability in designating it a parking area but he will look at the plans to see what can be done.

Mr. Bower noted a transformer was placed at the south end of the pullout last year for, he thought, a charging station installation. Since Mr. Von Bonn will be staying overnight, he will walk the site tomorrow morning at 10:00 with Council Members Juengling and Hess.

vi. Invite speakers on Various Issues: (Council Member Murphy)

Mary Anne Petrillo will speak 9 January, 2020.

11. Chairman Juengling's Report: None

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

13. Treasurer Chasey's Report:

Treasurer Chasey stated the account is doing well; GMAC's annual budget was cut from \$3,333.33 to \$2,500 a year and is no longer being paid for addressing CDPs.

14. Website Report: Maintenance of GMAC Website:

Council Member Chasey will update the website by adding the new Council Member's names and information.

15. Broadband Report: None. This Item will be dropped from the Agenda until there is something to report.

16. GMAC Promotion, Citizen Participation & Recruitment:

Council Chair Juengling will call Supervisor Williams for information about the last seat to be filled on GMAC.

17. Administrative Secretary Mober's Report:

Administrative Secretary Mober reported working 29.383 hours; materials were \$7.54, for a total of \$448.29.

18. Walk/See:

- i. **CDP #2019-0029 (PG&E):** Members Juengling and Hess will walk it on Thursday 12 December, 11 a.m.

19. Set January Meeting Date: Recommended Date: 9 January 2020:

It was mutually agreed that the next meeting will be held 9 January 2020.

20. Agenda for next meeting: 9 January 2020:

a. 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
- iv. Formation of a Zoning and Land Use Standing Committee be discussed.

21. Adjournment: 21:50

DRAFT Minutes prepared by Administrative Secretary Mober