



### Minutes for 5 March 2020

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 5 March at the Gualala Community Center (GCC) in downtown Gualala. Council Members present were: Donald Hess, Robert Juengling, Sharon Maier, Tom Murphy, and George Provencher. Council Members Melissa Finley and Lloyd Chasey were absent. Special Guests were Sheriff Matt Kendall and Sheriff's Officer, Lieutenant Greg Stefani. Administrative Secretary Mary Mobert and fifteen members of the public were also present (see sign-in sheet and speaker's cards). **Council Chair Juengling** convened the meeting at 18:02.

1. **Introductions and Announcements:** Council Members introduced themselves. **Council Chair Juengling** announced that Members had attended a Brown Act Training on 20 February.
2. **Consent Agenda:**
  - 2.a. **Minutes: 6 February 2020:**
    - i. It was moved by Council Member Murphy, seconded by Council Member Maier, and unanimously carried that the Minutes of 6 February, 2020 be approved as amended by, on:
      - i. Page 2, Item 8., paragraph 5, line 2 change "Ms. Acker requested Council Member Murphy request the EPA contact her office stating the above information is required by them" to read "Ms. Acker requested Council Member Murphy provide her office with his EPA contact information," which he has done, and;
      - ii. Page 3, Item 9. f. Invite Speakers on Various Issues, delete Council Member Murphy's name from the item.
    - 2.b. **Correspondence:**
      - i. CalFire Renewal of Notification of Timber Harvesting Plan Submission and/or Recirculation \*see Minutes Archive)
      - ii. CPUC Letter: Regarding assigning an engineer to look into and renew the case of PG&E's Gualala transformer (see attached)
  3. **Approval of Agenda:**

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

    - i. at item 8. 11. PSPS and Emergency Preparations Ad Hoc Committee, delete Council Member Finley and add Council Member Maier.
    - ii. moving Item 6. RCMS Local Response to the Possible Coronavirus (COVID-19) Pandemic to be heard before Item 5. U 2019-0012 (AT&T/Fleming)
    - iii. Add Item 8. viii. Council Matters; Timber Harvest Plans (THPs): THP 1-20-0003 SON and THP 1-20-0014 SON (Grasshopper)
    - iv. Strike Item 8, a. v. Invite Speakers on Various Issues and Item 8 a. vi. Rewrite GMAC Bylaws and Procedures and/or Appoint Ad Hoc Committee.
    - v. Add Item 11 a. Moving 7 May 2020 Convening Time to 18:45; MCOG Public Disaster Preparedness Meeting 15:30 to 18:30.
  4. **Public Input on Non-agenda Items:**

**John Bower**, Gualala-area resident, stated the *Mendocino County Board of Supervisors* (MCBOS) on 4 February, approved \$7 million in financing from State and Federal funds for a five-year airport plan improving *Little River Public Airport* and *Round Valley Public Airport* (see attached). No funds went to the *Redwood Coast Medical Services* helipad or the *Ocean Ridge Airport* because they are "privately" held though dedicated to public use as the other two are. The *Mendocino Department of Transportation* will administer the funds.

**Deborah Lane** of RCMS reported the Helipad Resolution approved by *Mendocino Department of Planning and Building*, *Mendocino County Counsel*, *GMAC*, *Mendocino County Community Foundation*, and *Reach Helicopter* service will be addressed by the MCBOS on 10 March for approval (see attached).
  5. **Report: Mendocino County Law/Code Enforcement:**

**Sheriff Kendall** noted the clerical mix-up on the Sheriff's Forum being held this evening. He announced a Sheriff's meeting in Manchester on 30 March starting at 18:00. Staffing is on the upswing; two officers are returning to duty. The present crime trend is with stolen checks from the Coastal area where account numbers are reprinted then pas-

sed and cashed on the Coast but away from their original community, in the valley, Sacramento, and the Bay Area. Identity theft is fastest growing crime in U. S. European crime syndicates are ordering and sending goods to Eastern Europe via false Credit Cards.

Crime is down in the County even though warm weather brings an upsurge in offences. The County Health Officer held a meeting today on the Coronavirus (COVID-19); the recording is on the County U-Tube channel. All officers and Correctional personnel have received training and protection equipment. He urged people to wash their hands and use cleaners to keep their household safe. He would like to see more cell towers in unserved areas; they are sorely needed presently because of the COVID-19 crisis.

**Mr. Bower** noted drivers are passing other vehicles at great speed on Old Stage Road. He asked about the new Mendocino County Camping Ordinance on private and public property, public streets, and sidewalks. **Sheriff Kendall** stated the 9th Circuit Court found that homelessness was not a crime. Officers can't stop people from sleeping where they find space. Homelessness is not sheriff's problem, it's society's, Social Service's, and Public Health's problem. A car that looks abandoned could be someone's home and the owner can't be thrown out. Unfortunately, someone abusing drugs or alcohol that cannot be seen by his officers, also cannot take advantage of public services' help for which tax monies pay. If they can't be seen or helped, they may overdose.

**Council Member Maier** asked if a new Resident Deputy would be assigned to the South Coast. **Sheriff Kendall** he is assigning a Deputy to the area but no Resident Deputy will be assigned as yet.

**Council Member Hess** stated vehicles with very loud mufflers are traveling Pacific Woods Road as late as 23:00. He asked if there was a vehicle noise ordinance. **Sheriff Kendall** said this is covered by the State *Vehicle Code*. He will alert his deputies about the problem.

The Council thanked Sheriff Kendall for his presentation.

#### 6. **Discussion: RCMS Local Response to the Possible Coronavirus (COVID-19) Pandemic:**

**Barbara Britell**, RCMS' Physicians Assistant and Virologist and head of Urgent Care, distributed the *Mendocino County Health & Human Services Agency Press Release: 2019 Novel Coronavirus (COVID-19) Update for Mendocino County; Life is Better With Clean Hands poster; COVID-19 Stop the Spread of Germs; What you need to know about coronavirus disease 2019 (COVID-19)*, and; *COVID-19 Symptoms of Coronavirus Disease 2019; COVID-19 CDC Protects and Prepares Communities* (see attached).

She described the differences between COVID-19 and the flu or a cold. The flu death rate is about one in a thousand; the COVID-19 virus looks to be about 24%. There is no ammunition against COVID-19 because it jumped species from a snake and is considered novel or new/never seen before. Around 70% to 80% of the population will contract COVID-19. It's transmitted via droplets from the nose and/or mouth. People need to stay at least six feet away from others to avoid exposure. If droplets fall on a surface—a table, chair, and/ or countertop, etc.—they may stay viable for up to 7 days. Therefore, washing ones hands and surfaces often, not touching ones face or eating utensils until first washing ones hands is highly recommended. Keep familiar with any changes by accessing the CDC, County Health Department, and/or RCMS websites.

If people are ill or think they have COVID-19, they shouldn't come into RCMS; call to ask what to do and answer some questions about symptoms being experienced. A decision will be made to come to the clinic or quarantine in place. RCMS has a plan and works with- and within the guidelines of the *Mendocino Public Health Department*. Someone will call isolated patients every day to check on how they're doing. Everyone needs to have provisions in their home to sustain them for two to four weeks if told to stay in quarantine. If a patient is very ill, they will be transported to hospital.

RCMS was given emergency supplies in a disaster trailer, among which were N-95 masks; the staff are using them. It is not known if, once someone contracts COVID-19 and recovers, they are immune in the future. It is also not know if animals/pets are susceptible, so treat them in the same manner as yourself. Greet everyone with elbow bumps; don't shake hands, hug, or kiss.

A male attendee asked about testing. **Ms. Britell** said RCMS has tests but they take 48 hours or more to process because they are FedEx-ed to the Health Department for analysis.

A recess of four minutes was taken from 20:52 to 20:56.

#### 7. **U 2019-0012 (AT&T/Fleming);** Location, 34500 Iversen Road, APN 141-080-52; Use Permit to approve construction and operation of a new wireless telecommunication facility within a 1,225 sq. ft. compound (35' X 35' leased area) secured by a 6 ft. chain-link fence with brown vinyl slats. Associated improvements include: AT&T Power Fiber to site location, installation of one new 150 ft. tall Stealth Monopine tower, one new premanufactured walk-in equipment cabinet and associated interior equipment, twelve (12) new 6 ft. tall panel antennas, four (4) per sector, eighteen (18) Remote Radio Units, four (4) Surge Suppressors, one Global Positioning Unit, a 30 Kilowatt standby diesel generator with a 190 gallon belly tank and a new 95 foot-long AT&T Utility Route. Council Members Finley and Maier walked the project.

**Jarid Karsley** and **Donna Davis** of AT&T gave a history of the wireless facility. Eventually four microwave transmitters will be attached to 150 foot tower located at 1,215 feet that will provide cell and in-home internet service for around 250 people. First-Net services on band-width 14 will be for first responders in natural disasters. The ESHA has been tested. It was funded by federal 9/11 Commission monies dedicated to under-served areas. The existing private road will be used for access.

**Council Member Maier**, who walked the project and spoke with the owner, noted the service area is too small—an area of between two to four miles that doesn't include Gualala, only the hill top. The other tower to be built in the area will help with coverage but not all people will be served. The project can't be seen from any roads near the property.

**Alex Cooley**, a neighbor, spoke to health issues and the addition of more carriers in the future. She lives 1,700 feet from tower and it obstructs her scenic views. She would like to see it lowered to 70 feet. **Council Chair Juengling** agreed it blocks views. **Janice Reynolds**, a neighbor, stated her view will also be obstructed and her health impaired.

**Karen Scott**, a neighbor who lives within 1,000 feet of the tower, has paraplegic husband whose health will be affect. AT&T provides the area only land-line service; Fiber-optics is more viable here. All the neighboring property owners are opposed to a project that will create a 20% loss in property values. She stated, use the old Fishrock School site on Old Stage Road; it's been vacant for a hundred years and is surrounded by timber and County lands.

**Mary Mobert**, Gualala-are resident, stated AT&T already has fiber cable along Old Stage Road and Highway One. She asked why AT&T didn't allow local businesses and residents to access those wires. **Ms. Davis** said they were providing a different type of service and not available for residential services.

**Council Member Murphy** ask why the service was so limited; were there plans for 5-G access. Was there a map of the area showing coverage available from all providers. **Mr. Karsley** said the facility would serve a thousand people and reach part of Highway One and passing vehicles; at present there was no map. **Ms. Davis** said there were no plans for 5-G service because permits were needed and the company won't consider that here; 5-G was only for urban areas, not rural ones. The service from one tower to another would be continuous but not linked tower to tower.

**Council Member Provencher** asked if the microwave service was a separate project. **Mr. Karsley** stated that, in the future, a microwave transmitter and receptor may go on but this tower is served by fiber optics.

**Mr. Bower** asked if the tower would have a navigation light? **Mr. Karsley** said no, the tower was not high enough; the FAA said it doesn't need it. **Mr. Bower** stated forests grow to over 160 feet. The tower is not high enough to escape the canape height and be able to transmit, so it won't serve the hollows between the hills or downtown Anchor Bay.

**Council Member Murphy** asked if there will be a generator on site and how much noise it produced. **Mr. Karsley** stated there would be a generator but the noise level would be at 60 DBS (decibel scale units).

**It was moved by Council Member Maier, seconded by Council Member Provencher that the project be recommended for approval; the motion was defeated 2 YES (Council Members Maier and Provencher), 3 NO (Council Members Hess, Juengling, and Murphy) because:**

- a. public concerns and esthetics of the view corridor were not addressed;
- b. there was not a large use for it in this very rural and unpopulated area, not enough people benefitted;
- c. neighbors were against it;
- d. it lay too close to homes;
- e. it didn't serve a large enough area and/or the real needs of the community;
- f. service was spotty and limited;
- g. it was too short to transmit through surrounding trees and provide adequate service.

**Council Member Maier** will write the letter to the County.

The meeting recessed for four minutes from 20:16 to 20:20.

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

**Council Chair Juengling** noted the river's flow was very low (see article, 6 March *Independent Coast Observer*, attached) The Editorial on a reservoir was also mentioned (see attached). Water-usage laws, the community's service needs, retention of rain runoff via catchment systems, employment of desalination and evaporation systems, conservation and retention of the river's habitat, and finding solutions through discussions with County and State agencies and departments were discussed. David Bower and governmental authorities and experts should be invited to a future meeting or symposium to discuss the situation.

**9. Council Matters:**

**a. Various CalTrans, County, and Local Issues:**

- i. **Report: GCAP Ad Hoc Committee:** (Council Members Juengling and Murphy) None  
Initial Study with Proposed Negative Declaration:  
see: <https://ceqanet.opr.ca.gov/2019079020/2>;

- ii. **Highway One Paving from Gualala to Point Arena:** None.

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

(Council Members Finley, Hess, & Provencher)

**Council Member Provencher** attended the *Hubs and Routes* training given by the *Coast Community Hospital* in Fort Bragg on 17 February to create a map of all the emergency routes from the Coast to possible safer areas and a map of available resources, i.e., location of medical supplies, retired personnel, ferry access during bridge outages, etc. The maps all stopped at the Gualala River Bridge but will now show routes in Northern Sonoma County. The committee is waiting to see what develops with COVID-19; if it grows into a pandemic situation, and what will be necessary if it does. The *Hubs and Routes* committee will hold a workshop 20 March from 12:30 to 13:45 at the Fort Bragg Senior Center (see poster attached).

**Council Member Murphy** wondered if the Ad Hoc Committee should create a plan for handling the influx of people from Sonoma and other counties who may come to the area for an extended time in an emergency. Availability and provision of medical and hospice services for local residents and emigrants were discussed including information as to where to find same.

**Council Member Hess** stated an expert on micro-grids will visit Gualala to study what is feasible in installing the technology, where to locate it, and how many it would serve. In an emergency, a micro-grid “islands” itself and creates power for its service area. Its benefits are: daily, renewal power and emergency power in a crisis. Gualala operates under a disadvantage, since unincorporated areas are not supported monetarily through grants as are cities and incorporated areas.

**Council Member Provencher** noted there are two tax districts here— *Coast Life Support* and *Community Services Districts*— through which monies could be asked and received. The *South Coast Volunteer Fire Department* is allotted funds from the newly-voted County Temporary Occupancy Tax. Fire Chief Warner could send some of those funds to any strategic need of the district.

**c. Report: Housing & Economic Development Standing Committee:** (Council Members Finley & Murphy)

**Council Member Murphy** distributed the *Letter to the Council Dated 3 March 2020*, and the *GMAC Housing & Economic Development Committee Meeting Minutes of 12 February 2020* (see attached). He reported on the committee’s public meetings over the past months. The consensus is that Gualala is in trouble economically. The poor are getting poorer faster than anywhere else in *Mendocino County* and wages are dropping everywhere. The community needs to attract more businesses and revenue. More housing is needed to sustain present working families and attract younger people who can fill the needed new jobs. He covered the five points listed in the letter: Chain Stores/Motels; Worker Housing; Highway Design; EV Chargers; Transit Occupancy Tax/Business Improvement District (TOT/BID tax) Shares, and; Business Development (BIZ-DEV) Sustainability. Gualala gets a small amount of these tax revenues but perhaps could get more. Gualala could become a ghost town in the future. The area needs someone to cheerlead, take-on the marketing effort, and deal with both counties, the state, and other issues that will arise. The committee is researching funding for such a person. Gualala also needs a Business Plan in place.

**Council Member Maier** noted that RCMS and Coast Life Support have trouble attracting young professionals to stay; there is nothing for them to do here—no social life—;the pay is low and; there are no homes available in their price range in which they can invest.

**Council Member Murphy** felt people in computer technology would be a group open to moving into the area. The pay is good and they can work from home. If Gualala could attract a hundred people or several groups of a hundred in industries of that sort, local businesses and the economy would profit considerably. *West Business Development Center* of Ukiah is considering putting a business development lab in Gualala using grant money. The arts community is a huge, unappreciated asset that could be encouraged to grow.

**d. Report: Public Electric Vehicle Charging Station in Gualala:** (Council Members Finley & Hess)

**Council Member Hess** sent the *Gualala Municipal Advisory Council Resolution on Establishing a Public Electric Vehicle Charging Station in Gualala* approved 6 February the *Mendocino County Board of Supervisors* (BOS). GMAC, being a creature of the BOS, cannot own charging stations. Supervisor Williams tasked the Council to find someone for ownership of the station. Council Member Hess is in contact with the *Redwood Coast Land Conservancy* (RCLC) that owns the Gualala Bluff Trail ending at the CalTrans pullout south of Vue Restaurant where the station will be installed, and the Mill Bend lands below it; they seem interested. The *Mendocino Land Trust* owns charging stations, so it would not be untoward for RCLC to do so. The stations could serve as a fundraiser for them. The Community Services District may also be approached regarding ownership.

**Council Member Provencher** suggested the business community could form a Mutual Benefit Corporation or Association that could address several of the issues discussed above, including this one. With a Board of Directors, membership, and personal representation, it would be a legal entity that could own something.

**Council Member Hess** mentioned the “*Village*” of Ross in *Marin County* that ran their unincorporated area. Gualala and surrounding area could also be annexed by the *City of Point Arena* to run a 17-mile-long coastline city.

- e. Invite speakers on Various Issues:** (Council Member Murphy)
  - i. David Bower re the water situation.
  - ii. Supervisor Williams and/or a Planner from Planning and Building to speak on Accessory Dwelling Units (ADUs).

**Council Member Murphy** felt that meetings were running so long now that invitations should wait unless there is an emergency, like tonight with RCMS.

**f. Rewrite of the Bylaws:**

**Council Murphy** asked this item be tabled to a Special Meeting that would recommend changes to the full Council. He suggested it be held 12 March at the Gualala Community Center starting at 16:00. **Council Member Maier** agreed the meeting would act as a focus. It will be Agendized and posted at the usual places and the ICO. **Council Chair Juengling** will secure the meeting place.

**g. Election of 2020 GMAC Officers:** (Council Chair Juengling): Struck from Agenda.

**h. Report: Timber Harvest Plans (THPs):** (Council Member Murphy)

**Council Member Murphy** reported on the two THPs listed in Correspondence, 6 February as follows:

- i. **THP 1-20-00014-SON (Grasshopper):** is a selective plan 2 miles east of Annapolis that would impact surrounding creeks and the 30 to 65% grade slopes. It would be of interest to The Sea Ranch Association.
- ii. **THP 1-20-00003-SON:** is a much bigger project of 144 acres including 75 acres of clearcut. It lies above a creek with a steep slope on Robinson Ridge that runs above the Del Mar Center. GMAC could write a letter stating its concerns about silt flows off the steep grade.

Council Member Murphy recommended both THPs be monitored by GMAC, referred to the Sonoma County MAC, and the two MACs work jointly where needed. The THPs will be referred the Sonoma MAC and The Sea Ranch Association,

- 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. **Administrative Secretary Mober's Report:**  
**Administrative Secretary Mober** reported working 21.85 hours; materials were \$10.46, for a total of \$337.71.
- 15. **Move 7 May 2020 Convening Time:**  
**It was moved by Council Member Murphy, seconded by Council Member Maier, and unanimously carried that the 7 May convening time be moved from 18:00 to 18:45 to accommodate Mendocino Council of Governments' Public Disaster Preparedness Meeting held from 15:30 to 18:30.**
- 16. **Agenda for next meeting: 2 April 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
  - b. **Approval of GMAC Bylaws**
  - c. **Election of 2020 GMAC Officers**
- 17. **Adjournment:**  
**It was mutually agreed to adjourn at 21:32.**

DRAFT Minutes prepared by Administrative Secretary Mober

GMAC's archives may be viewed at this website: [www.gualalamac.org](http://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.