



Minutes for 2 July 2020

The regular meeting of the *Gualala Municipal Advisory Council* (GMAC) was held on Thursday, 4 June 2020 at *Zoom.us*. Council Members present were: Melissa Finley, Donald Hess, Sharon Maier, George Provencher, Treasurer Lloyd Chasey, Vice Chair Tom Murphy, and Chair Robert Juengling. Mendocino County Sheriff Matt Kendall, Administrative Secretary Mary Mobert, and six members of the public were also present. **Juengling** convened the meeting at 18:07.

1. **Introductions and Announcements:**

Juengling introduced Council Members.

2. **Consent Agenda:**

i. **Minutes: 7 June 2020**

It was moved by Council Vice Chair Murphy, seconded by Council Member Maier, and unanimously carried that the Minutes be approved as presented.

ii. **Correspondence: CDP #2020-0015 (Graffin);** Location 34550 So. Hwy. 1; APN 143-161-09

iii. **Approval of Agenda:**

It was moved by Council Vice Chair Murphy, seconded by Council Member Provencher, and unanimously carried that the Agenda be approved as amended by adding Item 4.

Report: Mendocino County Law/Code Enforcement with Mendocino County Sheriff Matt Kendall.

3. **Public Input on Non-agenda Items:** None.

4. **Report: Mendocino County Law/Code Enforcement:**

Sheriff Matt Kendall reported last month that there had been burglaries along the coast. The thief was local man from Fort Bragg. A probable, second person involved haven't been arrested. Other burglaries have been discovered throughout the month in Fort Bragg, Irish Beach, and Willits. He expects more to be reported during July.

The jail has been kept completely clear of COVID-19 and his men are staying vigilant. Its inmate population is down 30% to 194 to 205; the usual population is 305. The new jail's plans are being drawn, construction will begin July 2021, and it will open January or February 2023.

Kendall is working with Butte County Sheriff Kory L. Honea regarding their dual response program with mental health workers. Kendall provides training on security issues and they provide information and training on what they have learned during their responses.

The County is down in deputy staff. Men have moved to other posts, some have retired, and the *Police Academy* has been closed due to COVID-19 but reopened on 8 June. Kendall sent two Corrections Officers to the Academy for training and they should go on patrol soon.

He is working with *Mendocino County Health and Human Services Agency* to coordinate COVID patrols for the 4th of July weekend: where and when to patrol, what to look for, what to enforce.

Courts are reopening; social distancing and wearing masks will be enforced.

Mobert, a Gualala-area resident, cited a news account of campers on the Mill Bend property churning the sand with off-road vehicles, lighting campfires close to brush growing on the hillside, and destroying the river's ecosystem (see ICO article, attached). She asked if his deputies could check the property at night when this was happening.

Chasey stated he and his wife, an RCLC Board Member, posted NO CAMPING and NO FIRES signs on the property. Before the weekend, RCLC is installing logs to block vehicle access but not hinder canoe transport. RCLC has applied for a permit to install a chain at the head of the road that

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will be opened and closed by *Gualala Point Park* personnel in the morning and at night. It should be done in two or three weeks, He asked that deputies check the property regularly.

Kendall said, if the logs didn't help the problem, he will contact the CHP to ask that they install concrete barriers allowing bicycles and foot traffic past but not vehicles.

Hess asked how the law read concerning vehicle access to the river, which was a problem along its entire length not just at Mill Bend. **Kendall** cited **Vehicle Code 602 M: Trespass With a Motor Vehicle**. Vehicles may be driven on highways, roads and driveways; but if there is a barrier at the head of any road that is shut in any manner, the driver is trespassing when they enter. If they drive onto any property other than their own, they are in violation. *California Fish and Game* officers enforce the code in any riparian zone and there's a lot of it along the Gualala River.

5. Report: Status of the Gualala Water Moratorium:

Juengling noted the current bypass flow on the Gualala River is at an historic low of 5.63 cubic feet per second. Mandatory water restrictions may come early this year due to low rainfall amounts received this winter. The *North Gualala Water Company* (NGWC) is working on Pacific Woods Road, some of the roads leading off it, and along the ridge. Next month, this work may bring an update on water issues from NGWC.

Maier stated last month's report from David Bower, President of NGWC, left many questions unanswered. She hoped there would be an additional report in August.

6. Report: Gualala Community Services District (GCSD): Chris Troyan, GCSD District Manager, Randy Burke, GCSD Board Member, and Mark Carey, GCSD Engineer reported and answered questions. A map of present and proposed GCSD zones was displayed on screen.

Troyan gave a history of the District and indicated that zones 1 and 2 lie along Highway One and up Pacific Woods to friendly Avenue, as well as from Highway One, up Old State and Old Stage Roads to Bodhi Tree Lane; they are being served now. Zones 3 and 4, that run along Old Stage Road to just before Bower Park, will hopefully be added soon. Zone 5, that would include all housing along Old Stage Road to just beyond Ocean Ridge Airport, may be created in the future.

The *California State Water Resource Board* (CSWRB) grant 100% if the funds for the project. Mapping the old system (zones 1 and 2) has begun; the present maps are inaccurate. All of NGWC's current infrastructure will be mapped to avoid any future problems with interference between the two systems; this has been ongoing for two years. A Global Information System (GIS) and a drone are being employed during all mapping. When finished, the maps will be displayed on GCSD's website so customers may see where their property's service lines are located.

A complete asset management plan will be created to assess what infrastructure lies where and what it would cost to be replaced. A rate study insuring future sustainability also accompanies the management plan. Surveying begins next week on Old Stage Road and Gualala Court to determine future alignments marked with blue markers. So far, \$100,000 has been spent on the project.

GCSD is assessing code violations regarding the discharge and disposal of solids from their system onto The Sea Ranch Golf Links Course. A new permit application has been submitted for upgrades and the renewal process is ongoing. New health and safety conditions will be in place on the golf course via the permit. A bio-solids study is being done of current and future sludge and new equipment is being purchased for handling it.

Due to health concerns, Gualala-area creeks are being sampled for sewage discharge. Many septic systems are over 40 years old, leading to high failure rates. Maintaining clean surface and ground water is a top priority for the health and safety of the community. GCSD wants to engage the community and seek its support of the project via workshops on these issues, as well as the ease of connecting. Outreach via mail will happen soon.

A second grant from the CSWRB for construction and upgrade of facilities and infrastructure is being sought. A possible low-interest loan from the *U. S. Department of Agriculture* (USDA) is also being researched. The Gualala area is at a disadvantage because it is a low income area—below 80% of the median income of the State—and it's very rural.

Murphy suggested the GCSD post a current map indicating all zoning before reaching out to the public so everyone will know where the zones are or will be located.

Hess thanked GCSD for being proactive and seeking funding through grants to enhance safety and health in the community; it was to be commended.

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Juengling asked if zone 3 and 4 hookup would be mandatory; it was mandatory for zones 1 and 2 when GCSD first started, and will the urban and rural boundary be moved up to the ridge with the instigation of zones 3 and 4. **Pedri** said no, they hadn't looked into moving boundaries.

Carey said their goal is to give the opportunity to connect to property owners. The County and/ or State may mandate hookup because of the benefit to the community. **Troyan** felt there was no need to force connection. GCSD would try to define difficult areas and work with people to help lighten the burden of connection fees and costs with grants through the CSWRB and/or USDA.

Finley asked about testing waste water for the presence of COVID-19. **Pedri** said no, it wouldn't be practical due to cost and the fact that sunlight and treatment chemicals kill all pathogens before storage. **Randy Burke** tested the Point Arena sewer dump pond and found no COVID there.

Juengling noted several years ago the GCSD created a study on bringing sewer service to the Point Arena school site on Old Stage Road and wondered if that study helped with this current undertaking. **Pedri** said yes, it will help and be used during the mapping.

Provencher asked what zone was east of Church Street where *Redwood Coast Medical Services* is located because this is the area where future home construction will be located. **Carey** said it was in zone 2. The connections from that area to the main lines still need to be mapped.

7. Council Matters:

- a. **Report: Gualala Community Action Plan (GCAP) Ad Hoc Committee:** (Council Members Juengling and Murphy)

Juengling is waiting for a report from Frank Demling of CalTrans. He has heard nothing but hopes a report will arrive by August.

- b. **Report: PSPS and Emergency Preparedness Ad Hoc Committee:** (Council Members Hess, Maier, & Provencher)

The *Gualala Disaster Preparedness Guide* was displayed on the screen (see attached). **Provencher** stated the committee met Tuesday, 30 June and reviewed the Guide that was sent to all members. The committee also attended the *Mendocino Council of Governments (MCOG) Forum on the Mendocino County Fire Vulnerability Assessment and the Emergency Evacuation Preparedness Plan*, found on: www.mendocinocog.org.

In the *Mendocino County Fire Vulnerability Assessment* on pages 98-101 & 126, planning areas 3 & 4 covered the Coast and its evacuation routes. The GMAC Guide will be an ongoing work-in-progress and displayed on its and the *South Coast Volunteer Fire Department's* (SCVFD) websites. The SCVFD will play an enormous role in communications and information disbursement during fire emergencies.

Every family should build their own plan according to its needs using the Guide and its reference materials. The committee needs contacts with local business people, supply providers, and visitor's accommodations: hotels, campgrounds, and bed and breakfast establishments.

Maier has focused on communications and resources; where to go to get current information and resources on the situation at hand. Gualala Arts is interested in serving as an emergency shelter. She tried reaching the *Gualala Community Center* (GCC) but they're in the process of voting and seating a new board and will participate after that.

She asked 5th District Supervisor Williams as to where she could find information on shelters and emergencies. He referred her to Brett Blazer of *Mendocino County Emergency Services Department* and Becky Emery of *California State Health and Human Services Agency* who were happy to help with shelters; *Americans with Disabilities Act* (ADA) access; showers, etc. The committee is gathering a list of organizations, phone trees, and networks that help isolated seniors, children, etc. She wants the public's and Council's input and suggestions.

Hess, who collated the Guide, put it into an easily editable form so more than one person could add comments, sections, and reference material when it becomes available.

Juengling was glad to see it was short, easy to read, and had a list of resources. He knows GCC board members and will contact them about the Guide and their help. He asked that the GCSD phone emergency number be added to the references.

Murphy thanked the committee for a nice, solid effort. He wondered if solar information was included. **Hess** stated not much could be included. If available, it would help with charging issues during power outages as well as an alternative power source. Having it available at the

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GCC would be nice but no one wants to do it A micro-grid that would cover RCMS, its various service facilities, SCVRD, Coast Life Support District's offices, and GCC might cost as much as a million dollars or more The GCC has solar panels but is disappointed at the power output. He asked Members read and send any comments, errors, and/or inclusions needed to the Committee.

Chasey noted that, with fire season starting, GMAC should hold a public forum with Greg Warren, Fire Chief of SCVFD so the public would know what to do and whom to contact in a fire emergency. GMAC's website should have a link connecting to the MCOG's *Mendocino County Fire Vulnerability Assessment* and the *Emergency Evacuation Preparedness Plan*.

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

Murphy said it had been an extremely busy month with many discussions with County officials. He thanked business community members who shared their time and thoughts in identifying key housing and economic issues during the four meetings of the last six months.

The *Move2030* project chose to use the committee's efforts as a prototype for its countywide economic planning effort and ask him to summarize the process, which was based on data provided earlier to the Council (see attached). It was shared with *Move2030*'s steering committee and other MACs throughout the region. He has spoken with Westport and Laytonville MAC members to help them get started on their economic plan. Because the County and State pay little attention to small, rural communities, he emphasized the importance of each community developing and implementing their own plan. The *Westport Wave* newspaper published an article on the program (see attached).

Murphy met on line with Julia Acker and Brent Schultz of the *Mendocino Planning and Building Department* about County ordinance revisions regarding Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU). These are currently before the *California Coastal Commission*; whose decision is not due until late 2020 or 2021. Acker stated property zoned General Planned Development (G-PD) might be ideal for multifamily projects such as cohousing but it's a complex process at present. ADUs and JADUs were discussed: where they could be located in the area and for whom: workers, seniors, office space, etc.

- d. **Report: Public Electric Vehicle Charging Station in Gualala Report:** (Council Member Hess & Juengling)

Juengling stated the charging station on the CalTrans pullout south of the *Vue Restaurant* seems more and more unlikely to be built, especially with the State's grant application's deadline being 8 July.

Hess thought it would probably be built on private property but, with the present monetary conditions caused by the COVID pandemic, no one is interested in funding it. The GCC expressed some interest and John Bower may place one at the Chevron station.

The County is not in compliance with State charging-station Law that mandates counties and cities streamline the permitting process, so, getting a permit and installing the station in the grant's allotted time is prohibitive.

He and Murphy met on line with Janet Ort of CalTrans regarding their easement. CalTrans will not allow a private person to own any charging station on its property. It could cede the land to the County or a private party in the future; the County seems interested and he is still talking with CalTrans. There will be other opportunities in the future; Volkswagen has funded stations elsewhere in the County and may be interested in installing one on the Coast. Murphy also spoke to MCOG about installing a Gualala-area charging station.

- e. **Telecommunications Committee:** Report on GMAC You Tube Zoom Meeting Update. (Council Members Hess & Murphy)

Murphy reported the June GMAC video was viewed by 99 people; the May meeting attracted 42 viewers, and; the COVID meeting had 100 people attending and 257 after-meeting viewers. Most viewed only 5% of the meeting and left during the long Consent Agenda discussion. The most interest was shown to the Sheriff's Forum, then the Water Moratorium. People speaking with him about the meetings felt they are much too long, He again noted County personnel watch meetings on *YouTube* to aid them in their work.

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Hess suggested GMAC promote *Zoom* meetings on its website, the *Gualala Trading Post* site, and list it on *YouTube* for viewing past meetings

Provencher suggested writing a letter to the *Independent Coast Observer's* (ICO) *Fencepost* reminding people about the *Zoom* meeting. He will try to work with the ICO on that.

Mobert suggested urging Sheriff Kendall and the CHP Coast Commander to attend monthly meetings might raise attendance if residents knew law enforcement would give a report.

Hess wondered if GMAC's internet home page could be simplified and show meeting information and the current *Zoom* attendance address. **Chasey** will work on it.

8. Administrative Secretary Mobert's Report:

Mobert reported working 25.366 hours; materials were \$3.82, for a total of \$384.32.

9. Treasurer Chasey's Report: None.

10. Council Vice-Chairman Murphy's Report:

Murphy proposed eliminating formal titles for Council Members and guests after their first reference in the Minutes. After discussion, it was unanimously agreed to do so.

11. Council Chair Juengling's Report:

Juengling congratulate Council Members on their good reports and great job.

12. Walk/See: CDP #2020-0015 (Graffin); Location 34550 So. Hwy. 1; APN 143-161-09

Chasey and Maier will walk the property, then lead the discussion on 6 August. **Chasey** felt concern for the fact the owners are drilling three test wells on a property filled with environmentally-sensitive habitat and the CDP lacks a Biological Report.

Juengling stated the owners were trying to sell the property and hoped the wells would prove water is available.

13. Agenda for 6 August 2020:

i. **CDP #2020-0015 (Graffin);** Location 34550 So. Hwy. 1; APN 143-161-09

ii. **Maier** felt the *Gualala Town Plan* was very out-of-date and needed to be amended. Writing the *Gualala Town Plan* and addressing issues in the *Coastal Element* was the main reason the Council was established by the *Mendocino County Board of Supervisors* in 1992. **Mr. Provencher** has information on rewriting some of the sections. The Item was agendaized for 6 August.

14. Adjournment:

It was moved by Council Vice Chair Murphy, seconded by Council Member Provencher, and unanimously carried that the meeting adjourn at 20:33.

DRAFT Minutes prepared by Administrative Secretary Mobert

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