



Minutes for 7 January 2021

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 7 January 2021 via Zoom.us. Council Members present were: Melissa Finley, Donald Hess, Robert Juengling, and Tom Murphy. CHP Coast Commander Lieutenant Aaron Finnegan; Administrator Mary Moberg and 11 members of the public were also present. **Council Chair Juengling** convened the meeting at 18:02.

1. **Introductions and Announcements:**

Council Members introduced themselves.

2. **Consent Agenda:**

i. **Minutes:** 5 November and 3 December 2020

It was moved by Murphy, seconded by Hess, and carried 3 YES (Hess, Juengling, and Murphy), 0 NO, 1 ABSTENTION (Finley) that the 5 November Minutes be approved as presented.

It was unanimously agreed the 3 December Minutes be tabled until 4 February.

ii. **Correspondence:** Acknowledged as received.

i. **MCN Statement for Annual Domain Host and Website Fees: \$179.40**

iii. **Approval of Agenda:**

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

- A) moving Item 9 Council Matters, i. to Item 9 Council Matters, c and re-designating all items below it;
- B) in Item 9 Council Matters, b. Report: GCAP Ad Hoc Committee: Updates on CalTrans, Petition, and Committee Update, delete the word Petition, and;
- C) in Item 9 Council Matters, d. Report: Housing & Economic Development Standing Committee: Relocation, Incubator, delete the word Incubator.

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

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

CHP Commander Aaron Finnegan stated he attended this meeting to stay in touch with the Council and local residents and answer any questions. The traffic concerns expressed at last month's meeting are being addressed. The CHP's movable digital speed sign is in for repairs at present. Mendocino Department of Transportation has a movable sign; it will be installed at the north end of Gualala soon.

5. **CDP-2019-0032-Wahlberg (Wynn) et al: UPDATED APP from Nov. 2019; 47101 Big Gulch Road; APN 145-121-18; Request to construct a single-family residence and ancillary development. (Murphy & Juengling)**

The owners were present to answer questions; the CDP was addressed on 5 December 2019 with a recommendation of approval (see Minutes archive). Juengling and Murphy walked the property.

Mr. Wahlberg stated a split-rail fence, flag pole, 5,000 gallon water tank, and propane tank had been added to the plan.

Wynn Coastal Planning representative **Tera Jackson**, noted solar panels will be installed on the roof. Four test wells have been drilled, one of which will become the production well. They have a letter from the *Gualala Community Service District* (GCSD) and *CalFire*'s OK to build; The house will be connected to the GCSD line. A Geologic Report showed the area's cliff erosion was minimal.

Murphy showed photos of house's location and was concerned about the neighbor's view being impacted by it. **Jackson** said the house will be located far to the east as possible. The area isn't considered "highly-scenic" in the County Coastal Codes, so this wouldn't be considered by Planning

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and Building. Regardless of the regulations, Murphy asked the owners to consider their neighbor's view-lines in selection of plantings and other matters.

Juengling stated they should closely follow and adhere to the enhancement plan.

Murphy noted the concerns stated by the Council at the 5 December 2019 hearing:

- 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 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.

It was moved by Murphy, seconded by Hess, and carried 3 YES (Hess, Juengling, and Murphy), 0 NO, and 1 ABSTENTION (Finley) to recommend approval of the project with the conditions noted by the Council on 5 December 2019 being followed.

Murphy will write the letter to the County.

- 6. CDP #2020-0012 (Jacobson, et al); 47260 Havens Neck Drive; APN 143-122-03;** Repair on-site septic without changes within minimum habitat buffer area. (Hess & Murphy) Juengling recused himself for business reasons.

Amy Wynn owner of *Wynn Coastal Planning* represented the owners. She gave a history of the project and reviewed the plan. Resources, rare plants, and the parcel's geology were discussed; Climate change, sea-level change, king tides, cliff-slip stability, etc. were all addressed in the Geotechnical Report.

Hess shared the plot plan showing the location of the old septic system to be removed and the replacement of system. The new system isn't larger than the old one but may be too close to the bluff top; the County has approved the location. Mitigations were mandated to be done before project went forward. Because there is not water service, no one occupies the home and the lawn is unkempt and overgrown. Erosion has started at the bluff site.

It was moved by Hess, seconded by Murphy, and carried 3 YES (Finley, Hess, and Murphy), 0 NO, 0 ABSTAIN, 1 ACCUSED (Juengling) to recommend approval provided:

- 1) a minimum fifty (50) foot setback from the bluff edge, as recommended by the *Mendocino County Environmental Health Regulations*, be strictly adhered to, and;
- 2) all the recommended avoidance and mitigation measures sited in the *Mendocino County Health Department's Biological Scoping Survey Report* be strictly followed in order to protect birds, bats, amphibians, and various native plant species.

Hess will write the letter to the County.

- 7. CDP #2020-0019 (Wilson); 47000 Big Gulch Road; APN 145-121-14;** grading/removal of contaminated soil, installation of 10 monitoring wells and one extraction well. Applicant is also requesting destruction of the 10 monitoring wells, re-roof of the existing residence, and installation of 2 flush mount skylights on existing residence. (Juengling and Murphy)

The owner, **Jeff Wilson**, was present and mentioned a letter from Rebecca Dalsky of *LACO Associates* stating the monitoring wells were abandoned in June 2020 with County approval, so there was no work left on the site but the roofing and skylight project (see CDP archives).

Juengling gave history of the project regarding the oil spill causing a cleanup of the site. The contaminated soil was removed and safely disposed offsite at a facility approved by the *Regional Water Quality Control Board, North Coast Regional Water Quality Control Board, Mendocino County Environmental Health Department, and South Coast Volunteer Fire Department (SCVFD)*. The wells were abandoned and public comment was open and closed. The CDP was to show all wells were closed; the roofing permit is part of the CDP.

It was moved by Juengling, seconded by Murphy, and unanimously carried that the project be recommend for approval.

Juengling will write the letter to the County.

- 8. CalFire THP 1-20-00150-MEN:** Gualala River at Little North Fork, 4 Miles north of Gualala (Hess & Juengling).

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Juengling reviewed the THP that is located on the Gualala River's North Fork in prime habitat for fisheries and adjacent to the Fish Rock Road County Dump transfer site. Public comment ended 5 January. A second review was done and *CalFire's* website noted the THP was recommended for approval. This was very concerning to him and he urged everyone to go to the website, read the material, then write a letter to them. He felt GMAC should be more concerned about THPs getting closer and closer to encroaching Gualala's water source, the river's watershed areas, and its numerous tributaries.

Hess hadn't followed the THP and didn't know if it was too late to comment. THPs need to be looked at from a cumulative perspective. They aren't an isolated harvest plan. They affect every-thing in the forest and the region so, what's going on in the region should be addressed. GMAC needs to have a more global mindset here.

Finley agreed THPs affect Gualala's water, GMAC should address all that are located in the area, and she hopes this one is being fought by FoGR.

Murphy felt THPs need to be addressed in a broader way. Keep in touch with FoGR and other local experts for updates on what's happening and their opinions on same. Even though the comment date is past, that doesn't mean GMAC can't send a letter to *CalFire* and it be copied to FoGR. GMAC has discussed holding a water seminar and/or public forum in the future including experts from the state, county and local entities on the subjects of water management, logging practices and other specialties. Plans are being made by the Water ad hoc Committee but more bandwidth on the council is needed before that's possible.

John Bower, Gualala-area resident, logger and developer felt GMAC Members have a pretty severe conflict of interest and are not operating in an unbiased basis when addressing THPs. He feels timber is a crop that should be harvested safely and in the manner *CalFire* says it can. He suggested the Council look for a good timber management person and invite them to speak at a meeting.

Murphy noted that, as they represent the community, the Members were on the Council specifically for their opinions. Everyone who attends a meeting arrives with opinions. As long as Members are able to set aside their personal feelings, hear differing opinions expressed by the public, and make a reasoned decision on the matter, the County will see no problems.

Mary Mobert, Gualala-area resident, would like to see GMAC comment on all THPs. The health of river had been put in peril due to over 150 years of poor harvesting methods and attitudes, The River is gaging on silt and gravel washed downhill because of clearcutting, which threatens the water supply, the tourism on which the town relies for its economic viability, the health of the habitat, and those that live in and rely on it for their life. The timber industry isn't protecting the river or those who rely on it and *CalFire* approves any THP no matter where it's located—the flood plain, riparian areas, hilltops, or 90 degree slopes—or what endangered species inhabits the area. She ask GMAC should send a letter.

Juengling and Hess agreed to gather additional information and write a letter on behalf of the Council. Juengling suggested sending these Minutes to *CalFire* for their records.

9. Council Matters:

a. **Old Business: None**

b. **Report: GCAP Ad Hoc Committee:** Updates on *CalTrans*, and Committee Update (Juengling & Murphy)

TM presented a Power Point review of the recent *CalTrans* report on GCAP (see *Gualala Community Action Plan Report To Gualala Municipal Advisory Council* [attached]; also go to: Caltrans.ca.gov/GualalaDowntown)

A preview of the plan has been released and will be discussed Thursday, 14 January. To attend, apply to *CalTrans* links given above. Of the four plans presented, the committee feels only two are relevant— Alternative 4A and 4B—and would allow a path to adhere to the *Gualala Town Plan* (GTP). These Alternative plans were explained.

The Committee recommended Alternative 4A, saying it is of greater benefit to businesses on the east side that have less off-highway parking, and better for those on the west side that would benefit from better curb appeal. Construction won't start till 2026, which gives Surf Center's owner time to build parking for his tenants. The committee feels this is a private matter best left to the landlord and tenants. The committee also suggested the bike path could be next to the sidewalk, so bikes don't have to ride between moving vehicles and parked cars, but noted this idea was not part of the *Caltrans* Alt. 4A.

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Bill Marget, President of the *Cypress Village Association*, was glad to see Alternative 4a being recommended. He supports the plan and thanked the Committee for their work. He voiced concern about traffic speeding uphill toward Jrs Hardware.

Sonja Burgal of Walk-Bike Mendocino liked the committee's idea of positioning the bike lanes next to the sidewalks, which are much safer for children and families. She thanked the Committee.

Hess thanked *CalTrans* for their work. He likes 4a and the separated bike lane. Cars turning on-to and off the highway usually don't look for bikes; it's better to have separated lanes than to have to ride on the highway. GMAC's website has a link to the *CalTrans* website; he urged people to take the survey on the *CalTrans* site and attend the meeting next Thursday. He asked if the *California Coastal Commission (CCC)* would be reviewing Alternative 4A and/or 4B.

Murphy said it would be reviewed by MCOG, County planners, County Supervisors and ultimately, the CCC.

Mr. Bower felt separation of bikes is good for children, including his children and grandchildren. He wants to be part of additional planning so he can share his ideas. It's a good start but more time and planning is needed. **Murphy** agreed.

Juengling noted *CalTrans* and GMAC are back toward the original plans with 4A & 4B. They will be best for businesses and residents, and will look good to tourists when they arrive.

Ms. Mobert likes the plans and that the Surf Center's parking plan will have time to be built. That would be good for the community and the tourism industry.

It was moved by Murphy, seconded by Finley, and unanimously carried to recommend adoption of Alternative 4A, which would be consistent with the long-term goals of the GTP by providing important aesthetic and safety improvements, including but not limited to:

- i. a total of three lanes: two for driving, one for parking and turn pockets;
- ii. parking on the east side of the north end of town;
- iii. landscaping on both sides of the street;
- iv. speed controls to reinforced the 25 mph limit;
- v. sidewalks/bike lanes through the project, and;
- vi. a clear path toward completing all GTP requirements when needed.
- vii. While the Council prefers Alternative 4A, they would also support 4B.

Murphy will write the letter to *CalTrans*.

c. Forming Gualala Special District Committee for Downtown Planning/Landscaping
(Juengling)

Murphy explained this is a County project, not one of *CalTrans*, related to landscaping for the GCAP project. The Council could form a Special District to address this.

Juengling will pursue the subject with GCSD board members.

Finley volunteered to be on any committee formed to discuss landscaping.

d. Report: PSPS and Emergency Preparations Ad Hoc Committee: (Hess)

Hess felt the work was finished and the Committee should be disbanded. Juengling agreed.

e. Report: Housing & Economic Development Standing Committee: Relocation Project
(Murphy)

Murphy stated there was continuing effort on this, but it has morphed into a bi-county effort and away from the local effort that the committee first proposed in Gualala.

f. Report: Public Electric Vehicle Charging Station in Gualala Report: (Hess)

Hess sent an e-mail letter to Janet Wolf regarding ceding some of the *CalTrans* pullout land to the County so they could install a public charging station. When she returns from vacation, he will pursue the matter with her.

Murphy noted he had heard the County and State getting aggressive about charging stations and solar arrays, esp. in the Coastal and Gualala areas.

g. Telecommunications Committee: (Hess & Murphy)

Murphy reported the cable TV situation is still being explored and the owner of the cable system is still meeting under an MOU with a prospective buyer.

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YouTube views for:

12/03: presentation on GCAP = 110 and the GMAC meeting = 110-115

h. Discussion: Water Ad Hoc Committee.

Juengling stated the committee didn't meet this month but the area did get rain. The Committee will meet this coming month.

i. Discussion: South Coast Volunteer Fire Department's New Boundary Map: (Juengling)
Juengling didn't meet with SCVFD Chief Warner, so he doesn't know if a new map has been issued.

10. Administrator Mobert's Report: Administrator Mobert reported working 19.85 hours; because of the end-of-year process and starting 2021 filing, materials were \$38.18, for a total of \$335.93.

11. Vice-Chairman Murphy's Report:

Murphy thanked the community for their input on the GCAP. He also regretted the passing of long-time resident Cathy Scaramella.

12. Chairman Juengling's Report:

Juengling said 2020 has been challenging, especially on a local level. He thanked all who worked to make a better Gualala and hopes we can come together as a community this year. Our combined efforts will make Gualala a better community and environment for economic growth, a healthy lifestyle for ourselves and our children, and a destination point for travelers.

13. Agenda: 4 February 2021:

Any CDPs sent to be addressed.

14. Adjournment:

It was moved by Finley, seconded by Murphy, and unanimously carried to adjourn at 20:23.

DRAFT Minutes prepared by Administrator Mobert

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