



Minutes for 4 March 2021

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 4 March 2021 via Zoom.us. Council Members present were: Melissa Finley, Donald Hess, Robert Juengling, and Tom Murphy. CHP Coast Commander Sergeant Aaron Finnegan; Mendocino County Sheriff's Coast Commander Lieutenant Joseph (DJ) Comer; Administrative Secretary Mary Mobert, and; six members of the public were also present. **Council Chair Juengling** convened the meeting at 17:59.

1. **Introductions and Announcements:**

Council Members introduced themselves. **Juengling** ask if members had completed and returned the *Mendocino County Form 700 Statement of Economic Interest*; it is due to be returned 1 April. Finley was unsure how to complete it, Juengling will help her to do so. Hess couldn't print it; Juengling will print one for him.

2. **Consent Agenda:**

a. **Minutes:** 4 February 2021

It was moved by **Murphy**, seconded by **Hess**, and unanimously carried that the **Minutes be approved as presented.**

b. **Correspondence:** Acknowledged as received.

i. **CDP 2016-03 (Noel Quinn) 46584 Getchell Gulch Road – Mitigated Negative Declaration**

ii. **Sgt. Aaron Finnegan, CHP, email re: Southern California AAA study on speed limits**

iii. **CDP 2020-0029 (NGWC); Location: 46150 Sunset Drive, Anchor Bay; APN 143-222-07**

c. **Approval of Agenda:**

It was moved by **Murphy**, seconded by **Finley**, and unanimously carried that the **Agenda be approved as amended by adding Juengling's name to Item 6.b. GCAP ad hoc Committee.**

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

4. **Report: Mendocino County Law/Code Enforcement:** Mendocino Sheriff's Coastal Commander Lieutenant Jo-seph (DJ) Comer and CHP Coastal Commander Aaron Finnegan reported.

Finnegan reported on the *Southern California AAA Speed Limits Study*, the policies of setting speed limits, and speed zone designation (see pamphlet attached). The *Gualala Downtown Engineering and Speed Survey* re-port, conducted January 2021, isn't due until 18 June. The downtown, north-bound lane averaged 29 mile per hour (MPH); the south-bound lane averaged 28 MPH; therefore, the 25 MPH speed should remain the same. Finnegan recommended an electronic speed sign be erected north of town to alert south-bound drivers of their speed. It was agreed to hold another speed discussion in July or August after the survey is published.

Randy Burke, Gualala-area resident, asked a further explanation of why speed limits were set as they are on various roads in the area; a full discussion ensued.

Comer stated his men had been very busy in Gualala in February, especially the 44 calls for service, including 8 reports of assault, burglary, and vandalism. He urged the public to report all suspicious activity. It will give them time to respond and investigate. Don't wait until it happens again. He is focused on theft and burglaries in Gualala now. Land Conservancy had one of their buildings entered. Mail theft and car brake-ins have also been re-reported. Gun shot heard at Sundstrom Mall was a car backfiring.

5. **UM_2021-0001 (Bryson/AT&T Mobility) Location: North Side of Big Gulch Road; APN 145-070-01; Modification to Use Permit of existing AT&T communications tower to add one (1) microwave dish eight (8) feet in diameter to the tower at 115 feet above ground level.** Jered Kearsley of *Epic Wireless* and Donna Davis of *AT&T* attended to answer questions.

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Kearsley stated the new dish is focused on a receiver in Salt Point, 18.86 miles as the crow flies, and will bring service to that area and better service to those living along Highway One between Gualala and Salt Point. AT&T will go live with their cell service soon; Verizon is in service now.

Hess asked if communications were dish to dish and the difference between- and interference with the micro-wave dish at 115 feet beaming southeast and the cell phone antennas at 155 feet. **Kearsley** said yes it was dish to dish from the Gualala tower to the Salt Point Park area and there was no interference because they operate at different frequencies. **Hess** asked if the cell service dishes were working now and if the dish would be camou-flaged. **Kearsley** said it was working now and will have a camouflage cover.

Burke asked who owned the tower, if the new dish would connect to The Sea Ranch cell tower, or help any of the Coast's emergency services. **Kearsley** said *Telespan Communications* owned the tower, and no, the new dish only gives service to Salt Point, not Gualala or emergency personnel.

Finley asked if they intend adding service to Gualala and the number of people to receive service with this to-wer. **Kearsley** stated it only served Salt Point but didn't know the number of those it will serve and the company had no intention of expanding service to Gualala.

Murphy noted that from now on, drivers won't lose service traveling south and people who need emergency services in that area will be helped with this new dish. He suggested inviting Tim Cotter to further discuss the tower, its service area, and services provided.

Juengling asked if a fire-warning system or camera could be put on the tower. **Kearsley** stated that would be no problem and it could easily be installed by a third party with an interest to do so.

John Bower, Gualala-area resident, the trees need to be trimmed. There was a great amount of vegetation around the tower and if there was a fire, the tower would be lost. A camera would be helpful for authorities to see fires as soon as they start and favors a camera there. A new camera is being installed on the tower on Fish Rock Road.

After a long discussion on the benefits of fire cameras, **it was moved by Hess, seconded by Murphy, and carried 3 YES, (Hess, Juengling, and Murphy), 1 NO (Finley) to recommend approval of the project.**

It was also moved by Hess, seconded by Murphy , and unanimously carried that GMAC ask the Mendocino County Building and Planning Department explore the idea of providing and installing fire monitor-ing cameras be placed on the tower before fire season.

6. Council Matters:

a. **Old Business – Quorum Update:**

Murphy reported the County Clerk and County Counsel are in a quandary about what constitutes a quor-um for a GAMC meeting. The clerk's office asked the Council to assume a quorum of four (4) will stand until the County Counsel makes a decision.

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

Juengling spoke with Nephela Barrett Executive Director of *Mendocino Council of Governments* (MCOG) who said their *Alternate Transportation Program Grant* for sidewalks and bike lanes was not approved by the *California Transportation Commission* staff. The staff did like the application and it may be refiled next year. *CalTrans* has plenty of work on design and securing right-of-way; GCAP won't be started until 2024.

Murphy asked Mr. Bower about his plans for Surf Center's new parking facility. **Bower** noted the long pro-cess with plans, permits, and approval—a new designer has to be found. He has at least two years of pre-paration and planning, and he has to deal with the *California Coastal Commission* (CCC) on both the re-taining wall and parking lot projects. He wants to keep an equal amount of square footage for commercial buildings as well as enlarge the parking lot (see ICO article attached). When issuing a permit, the County mandates he complete the project within a couple of years.

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

Murphy reported the County wants to increase the number of Additional Dwelling Units (ADUs) on the Coast. ADU's are not allowed except within the *Gualala Town Plan* area and the Town of Mendocino due to traffic-capacity issues. The newly-proposed plan would allow up to 500 ADUs and unlimited junior ADUs in all areas, including farming and timber lands. In Gualala, ADUs are allowed on the east side of Highway One but not the west side and Junior ADU's are limited in size and have to be attached to the dwelling. The CCC will be studying the proposal at least into the summer.

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The County *Cannabis Ordinance* may be expanded to allow bigger plots of land to be planted. Currently under Phase 1, only 10,000 square feet of space are allowed for cultivation. Under Phase 3, a permit must be sought and approved by various agencies, including GMAC, then 10% of the parcel could be planted.

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

Hess reported Janet Orth of *Mendocino Council of Governments* (MCOG) will be meeting with a representative from *CalTrans* to discuss ceding some of the *CalTrans* pull-out south of the *Vu Restaurant* to the County for an electric-vehicle charging station. Funding will have to be found, perhaps through the federal grants program to erect charging stations throughout the country.

e. **Telecommunications Committee:** (Hess & Murphy)

Murphy reported that, at the Big Mac meeting hosted by Una Wirkebau, Coördinator of *MOVE2030*, attendees were briefed by Andrew Brickweg and Laura Schaub from the *Etheric Network* that received a large, ten-year grant from the *Federal Communications Commission* to expand broadband in Northern California, especially Mendocino County. The network will be built well before the grant ends. They will be speaking and working with the other providers presently delivering this service, and train seniors how to use the net. Ten percent of funds will go to local employees—along with a living-wage salary—and 5G will be a basic service. They will train people to create community programs to show local organizational meetings, and will be running fiber cable rather than a tower microwave connection.

GMAC Meeting YouTube views for:

01/07 = 480

02/04 = 15 for the financial report and 35 for the meeting; a total of 50

Average for 2020 meetings = approximately 100 views

There has been no progress on Website design due to not being able to personally meet during COVID.

f. **Discussion: Water Ad Hoc Committee.**

Juengling said the committee met this month to review a petition letter that was sent to the *California State Water Resources Control Board* and the *North Coast Regional Water Quality Control Board* in January 2021 by the *Friends of the Gualala River* (FoGR) about the federally-mandated measures of the *Clean Water Act* regarding the Total Maximum Daily Load (TMDL) of pollutants held by sediment allowed in the Gualala River and other water basins in the North Coast region (see ICO article attached). In 2001, this was brought to both of these organizations' attention by the *Environmental Protection Administration* (EPA). The Water Boards have failed to pay attention to- and take action about these sediments, or become aware of the present water situation through monitoring.

The Committee also discussed a date for holding the forum locally and inviting experts, representatives of corporations, organizations, and non-profits, and various other stakeholders to speak and/or attend. With less and less rainfall in the coming years, the area is experiencing and will continue to experience mega-drought conditions and all that entails. The more education GMAC brings to the issue the better.

Hess noted these state Boards don't take into consideration the TMDL mandated by the EPA when granting Timber Harvest Plans (THPs) that annually dump pollutants into the river via runoff from roads and trails used during logging operations. FoGR will force these two Water Boards to act via a Writ of Mandate from the Federal Appeals Court. The Committee will do further research on the issue and report 1 April with a recommendation for action. One might be a letter to both Water Boards, the *Mendocino Board of Supervisors*, and others.

Tentative plans are for holding the Water Forum at end of May with experts to lead talk on topics such as: maintaining and enhancing biodiversity; flood plains and watershed; protecting wildlife habitat; recreation and tourism; climate change impacts; water system comparison between The Sea Ranch (TSR) and NGWC; planning a future without rainfall; conservation of water resources among others. It would be re-corded and reposted on You Tube and the GMAC website. Any topics needing further discussion could be addressed at subsequent GMAC meetings. The committee is open to suggestions.

Murphy suggested adding economic development to the forum's topics and mentioned Economic Development specialist, Keith Taylor of the *University of California (UC) Extension System at UC Davis' Human Ecology Department* as an expert in the field.

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He wondered from where the water would be taken if the County passed the proposed *Cannabis Ordinance* allowing 10% of a large property to be planted in marijuana. This might also be a topic for discussion during the forum.

Discussion: South Coast Volunteer Fire Department's New Boundary Map: (Juengling) **Juengling** hasn't seen Fire Chief Warner recently. He didn't have a map the last time he saw him. Juengling will keep trying to get a copy.

Finley suggested that, when the map's available, run a copy in an *Independent Coast Observer* (ICO) article noting the boundary and asking people within that area interested in serving on GMAC to contact *Mendocino County 5th District Supervisor Williams*.

7. **Administrator Mobert's Report:** Administrator Mobert reported working 14 hours in February; materials were \$4.48, for a total of \$214.48. The cost of postage at \$11 dollars was not included, so it will be added to the March billing. She has also not been paid for January. **Juengling** will contact the County about it.
8. **Vice-Chairman Murphy's Report:**
Murphy asked Juengling if he had spoken with Supervisor Williams about appointing new GMAC Members.
9. **Chairman Juengling's Report:**
Juengling stated he has prepared a letter to Supervisor Williams about how many people have applied for GMAC Membership and if he's planning to appoint new Members soon. Juengling will post it this week. When he receives a reply, an ad may go into the ICO asking for applications.
10. **Assign Walk/See:**
 - a. **CDP 2020-0029 (NGWC):**
Burke, NGWC Engineer, described the work to be done for the CDP. Hess and Juengling will walk this CDP.
 - b. **CDP 2016-03 (Noel Quinn)**
Since this was a Negative Declaration, **Murphy** asked if it needed to be discussed. If it needed to be seen, Finley and he will do so.
11. **Agenda: 4 March 2021:**
 - a. **CDP 2020-0029 (NGWC); Location: 46150 Sunset Drive, Anchor Bay; APN 143-222-07**
 - b. **CDP 2016-03 (Noel Quinn) 46584 Getchell Gulch Road – Mitigated Negative Declaration**
12. **Adjournment:**
It was moved by Finley, seconded by Hess, and unanimously carried to adjourn at 20:01.

DRAFT Minutes prepared by Administrator Mobert

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