



Minutes for 1 April 2021

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 1 April 2021 via Zoom.us. Council Members present were: Melissa Finley, Donald Hess, Robert Juengling, and Tom Murphy. Mendocino County Sheriff Matt Kendall; Mendocino County Sheriff's Coast Commander Lieutenant Joseph (DJ) Comer; Administrative Secretary Mary Mobert, and; three members of the public were also present. **Council Chair Juengling** convened the meeting at 18:06.

1. **Introductions and Announcements:**

Council Members introduced themselves. **Juengling** hoped members had completed and returned the *Mendo-cino County Form 700 - Statement of Economic Interest*, due today.

2. **Consent Agenda:**

a. **Minutes:** 4 March 2021

Since Administrative Secretary Mobert's computer was down and she couldn't complete the 4 March Minutes, they were tabled to 6 May.

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

i. **MCN Statement for Annual Domain Name Fee.**

c. **Approval of Agenda:**

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

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

4. **Report: Mendocino County Law/Code Enforcement:** Mendocino County Sheriff Matt Kendall and Mendocino Sheriff's Coastal Commander Lieutenant Joseph (DJ) Comer reported.

Kendall spent time in Gualala and around the Ridge Airport today monitoring traffic. A Motorcycle traveled so fast past him that he couldn't catch him. He will report the incident to CHP. Most people were traveling at or around the speed limit.

Fire season will start sooner than later, maybe as early as May rather than September or October. He urged re-sidents to clean areas around their home of all vegetation and/or debris that would catch fire. The Coast is not exempt from large fires.

Tourism numbers will be rising because of lessening restrictions on COVID. People will want to visit the Coast this summer. Re-educating tourists about fire and vehicle safety is a must; people need to understand the po-tential dangers. Please keep the Sheriff's Office informed of anything untoward.

Comer noted the fire on south side of China Gulch on Old State Road covered about an acre and involved the *South Coast Volunteer Fire Department* and the *Redwood Coast Fire Department*. The *CalFire Prevention Unit* will be investigating the fire and there will be a fine involved because it spread onto another property.

Service calls were up in March for the Gualala Area: six burglaries; two domestic-related assaults; four vandali-sm; one disturbance at Surf Market, and; one court-order violation. The Point Arena (PA) substation was bur-glarized. (see Independent Coast Observer [ICO] article, attached) Calls from citizens lead to solving these va-rious crimes. Most of the burglaries and vandalism were related and the criminals responsible are now in custo-dy; his office appreciates these calls. He saw a CHP officer in the Gualala area yesterday; they are issuing quite a few citations for traffic violations on Highway One. Sheriff's officers were on the Coast almost every day in March. He urged residents to report crimes ASAP so they can act quickly.

Hess asked about burn-pile fires in a yard; if they will be forbidden soon and how to report them. **Comer** said call the burn hotline to ask if it's a permissible burn day. If the burn is out of control, call the fire department.

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CDP # 2021-0029 (North Gualala Water Company [NGWC]/Burke) Location: 46150 Sunset Drive, Anchor Bay; APN 143-222-07; An Administrative Coastal Development Permit for the construction of a 29,000 gal-lon water tank to replace a failed pre-existing water tank removed under an emergency coastal development permit that provides service to 117 water customers. The project includes the replacement of 3,120 feet of 4 inch asbestos cement water line with 3,120 feet of 8 inch PVC, 12 water services reconnections and the addition of five (5) fire hydrants in an area not currently able to provide adequate volumes of demand or points of connection.

Randy Burke, NGWC Agent and Engineer was in attendance to answer questions. **Juengling** spoke to the permit giving the history of the old tank; he and Hess are well aware of what is happening on the site.

Burke stated that, in 2018 a representative of the *California State Division of Drinking Water* under the *North Coast Regional Water Quality Control Board* came to NGWC and spoke to NGWC about the old wooden tank that had slipped off its foundation. He explained the pumping system and water quality at various sites.

Mark Kerry Engineering got grant funding from the state totaling \$1.5 million to upgrade the system and install the much-needed fire hydrants with new lines that will hold higher pressure. The old wooden tank is now empty and in storage. The other older tanks are doing well and will last 20-30 years but they will melt in a wild-fire. The new tank will be metal with a glass lining. Pump building is all brick and fire proof. NGWC has sought funding since the COVID began last year.

NGWC has received a Negative Declaration with the County as the oversight agency, has gone to the state, and will submit a construction application soon. It will take four to eight months to process. He will inform the *Public Utilities Commission* about the grant application. If NGWC receives 100% financing, no rate change; if not, a rate increase may happen. The tank and lines will be replaced and project completed in 2022. NGWC may proceed with the project if a grant is not funded and may get a rate increase to cover it. At 75% funded, NGWC will have to raise \$350,000. Biden's infrastructure bill may help.

It was moved by Juengling, seconded by Hess, and unanimously carried that the project be recommended for approval as presented. Juengling will write the letter to the County.

5. Council Matters:

a. Old Business – Quorum Update:

Murphy spoke with the County Counsel's deputy. The County Clerk and County Counsel have yet to make a decision. With the present GMAC seats, if a Member were to resign, a quorum would only be two of the three Members seated. Though they have been apprised of the situation, the County thinks there is only one seat vacant, not four. At present, a quorum of four (4) will remain until the County Counsel says otherwise.

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

Murphy presented a Power Point on the *CalTrans* survey showing 81% of people supported the project and very strong majorities for sidewalks, landscaping, and bike lanes. Alternative 4 was supported by 61% of those surveyed. The participants of the 2019 GMAC Survey supported the project by 89% with assurances of a parking solution at Surf Center. The *Save Gualala Petition* supported the three traffic lanes of Alternative 4 with nearly 1,600 signatures. The Gualala area has over 600 off-highway parking spaces now and plenty of space for more. Parking on the north-east quadrant may or may not be approved by *CalTrans*. GMAC endorsed Alternative 4 allowing interim parking. Alternatives 1 and 2 comply with the *Gualala Town Plan* as long as any parking in Alternative 4 is on an interim basis. When referring to turn lanes, Murphy read Javier Chavez' letter about his recent automobile accident to the ICO (see attached), and noted the accident might have been avoided with a turn lane at that intersection.

Murphy showed the GCAP Ad Hoc Committee's *Proposed Resolution* on screen (see attached). **It was moved by Murphy, seconded by Hess, and unanimously carried to wave reading of the Resolution.**

Murphy suggested adding on page 2, Resolved, Item 3, "...and federal sources..." to "...career state officials to secure..." to read: "...career state officials and federal sources to secure...." He hopes *Mendocino Council of Governments* (MCOG) will include applications for federal transportation monies for the project.

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Hess ask that, on page 1 paragraph 12 and page 2, “Resolved,” item 2, where CEQA—referring to the *California Environmental Quality Act*—is mentioned, it be spelled in its entirety. He thanked all officials, department staff, and people who worked on the project.

Juengling feels the project will help entice tourists and improve tourism in the area.

It was moved by Finley, seconded by Hess, and unanimously carried that the Resolution be ap-proved with amendments. Murphy will write a letter to MCOG; the *Mendocino County Board of Supervisors* (MCBOS); *Mendocino County Planning and Building Department*; *California Coastal Commission*; *California State Transportation Agency* (CalSTA); *CalTrans*; Governor Newsom, and; others.

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

Murphy received information from *West Business Development Center* that, on or after 8 April, they may receive part of the *Shuttered Venue Operator’s Office of Disaster Assistance’s* \$16 billion grant to reopen small, now-shuttered businesses. The *Restaurant Revitalization Fund* has allocated \$28.6 billion designed to boost the restaurant industry.

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

Hess showed a recent communication from Janet Orth of MCOG who met with the *CalTrans District 1 Planning and Local Assistance* team regarding an electric vehicle (EV) charging station in Gualala (see at-tached). Option #3 would allow Mendocino County to buy a site from *CalTrans* on which to erect a station. Some funds might come via the Biden Administration’s *Infrastructure Initiative* that mandates 500,000 fast-charging stations be built nationwide within the decade. Ms. Orth will keep GMAC informed.

Juengling reiterated how this feature will add to the enticement of tourists to the Coast. Various EVs and their mileage range were discussed.

e. Telecommunications Committee: (Hess & Murphy)

Murphy reported on GMAC Meeting YouTube views for:

03/04 = 103 of meeting and 8 for J. Bower speaking on parking at the Surf Center, totaling 111 in all.

There has been no progress on updating the Website design.

f. Discussion: Water Ad Hoc Committee.

Hess showed the proposed water forum format with a tentative date for Wednesday, 19 May 2021. (see attached). There are five goals: 1) provide a public forum for stakeholders; 2) discuss current water sys-tems in the area; 3) consider climate change issues; 4) consider solutions and approaches to insure water sustainability, and; 5).forward recommendations to MCBOS and other officials.

The meeting will be presented via Zoom and promoted through all advertising venues. **Juengling** and **Hess** will moderate, giving a brief history of the Gualala River, the impacts of climate change on the region, and present a list of questions to experts on the panel, among whom will be representatives of: *NGWC*; *Guala-la River Watershed Council*; *Gualala Community Services District*; *Friends of the Gualala River*, *North Bay Regional Water Board*; *The Sea Ranch Water Systems*; etc. Panelists will have five to ten minutes to speak. An open panel discussion well be held for thirty minutes and a public question and answer period will last between thirty and forty-five minutes, then closing comments will be heard.

Murphy suggested the panel be split into two groups with shorter input by both panelists. GMAC needs to raise resident’s conciseness on water so that residents decide to change their water-usage habits to main-tain low usage. If the County *Cannabis Initiative* is approved, discussion about from where water to sup-port the industry will come is vital. Housing, business, timber, and tourism needs also factor into water us-age. Perhaps federal monies for infrastructure can help build a reservoir for *NGWC*.

Juengling noted the information to be presented was too much for one forum to cover in depth.

Murphy suggested holding two forums, focusing on different but related topics in each. **Juengling** felt the first could touch on all topics and successive forums focus deeply on specific topics.

Mary Mobert, Gualala-area resident, suggested inviting *CalFire*; *Gualala Timber Company*; *State Assem-bly Member Jim Wood*; Supervisor *Williams*, and; various business-community representatives to just at-tend to hear questions and opinions, not necessarily be on a panel.

Burke suggested inviting representatives from the various local Pomo tribes and noted Lake and Mendoci-no counties are down 57% of normal rainfall this season, so mandatory rationing will go in place soon.

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6. Administrator Mobert's Report: Administrator Mobert reported her computer has been up and down all month. Presently the problem is being addressed. As soon as it is up and running, she will send a statement to Jueng-ling and finish both March and April's Minutes.

7. Vice-Chairman Murphy's Report:

Murphy noted COVID isn't over yet. Please wear a mask and keep to social distancing.

8. Chairman Juengling's Report:

Juengling stated he e-mailed Supervisor Williams about appointing new GMAC Members. He has heard no-thing as yet. GMAC needs Members immediately. There were four applications from people who wanted to ad-dress cell tower issues back when the first tower CDP was being heard. GMAC could advertise in the future.

Murphy stated 54 homes have sold in Gualala in 2020; 114 in TSR. Excluding TSR, there were 117 from Tim-ber Cove to Elk. Many of these sales represent potential new Members for GMAC.

9. Next meeting, 6 May 2021:

10. Adjournment:

It was moved by Finley, seconded by Hess, and unanimously carried to adjourn at 20:38.

DRAFT Minutes prepared by Administrator Mobert

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