



Minutes for 6 May 2021

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, 6 May 2021 via Zoom.us. Council Members present were: Melissa Finley, Donald Hess, Robert Juengling, and Tom Murphy. CHP Coast Commander Lieutenant Aaron Finnegan, Mendocino County Sheriff Matt Kendall; Administrative Secretary Mary Mobert, and four members of the public also attended. **Council Chair Juengling** convened the meeting at 18:02.

1. **Introductions and Announcements:**

Council Members introduced themselves.

2. **Consent Agenda:**

i. **Minutes:** 4 March and 1 April 2021:

It was moved by Murphy, seconded by Hess, and unanimously carried that the 4 March Minutes be approved as presented.

It was moved by Murphy, seconded by Hess, and unanimously carried that the 1 April Minutes be approved as presented.

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

i. **Three CDPs** (below): 2020-0036 (Caton); 2021-0008 (Temple/Dias); 2020-0003 (Holberg-Olsen)

ii. **MCN Statement for Annual Domain Registration: \$17.30**

iii. **Approval of Agenda:**

It was moved by Murphy, seconded by Hess, 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 CHP Coastal Commander Aaron Finnegan reported.

Kendall noted they were busy with forty calls in the Gualala area this month, of those, nine reports were made: five burglaries with one arrest. Several houses on The Sea Ranch were cased. Three fraud-related calls were made—he expects an increase in these since this crime is going up all over the U.S. Three suspicious circumstances; two domestic violence and a vandalism were reported..

His office has an eighty percent record in solving burglaries, thirty percent higher than the national average because the community is very active in reporting untoward circumstances. The arrests for the incidents at the airport were due to neighbors seeing what was happening and calling his office immediately. He appreciates his partnership with the community and he thanked those involved for their timely reporting of events.

Since many people will be traveling this summer, his office has launched the *While You're Away Program* to help with surveillance on a home while the owner's away. Anyone interested may contact Coast Commander Comer for more information and admittance into the free program.

Mary Mobert, Gualala-area resident, asked about the vandalism of a property displaying political banners on Ten-Mile Cutoff Road. She was appalled that anyone would vandalize someone's property because of expressing political views; this is a First Amendment Right for all citizens. **Kendall** also disapproved of the actions. He hasn't arrested the perpetrators as yet but unfortunately, this crime is growing in the County and across the nation.

Juengling asked about a break-in at the restaurant in Fort Gualala. **Kendall** said a K9-assisted officer responded to the call but no arrest has come of the report. **Ms. Mobert** thanked him for using K9 units on the Coast. **Kendall** said few people argue with an officer backed by his K9. K9s promote a compliant mindset when criminals were being arrested, helping keep officers safe.

Murphy asked about the casing of homes at The Sea Ranch. **Kendall** stated he cooperates with the Sonoma County Sheriff on these types of calls. Security cameras took photos but the man couldn't be identified.

Finnegan stated he had hoped to place the CHP's movable digital speed sign on Highway One at the north end of Gualala to slow traffic as it enters town but the sign is still in for repairs. He is down an officer on the South Coast this year but hopes to fill the position soon.

Murphy noted the wind blew off the solar panel on the speed sign at the south end of Gualala; someone took it, so it's gone. He hopes CalTrans will fix it soon. **Finnegan** will let CalTrans know so it can be addressed.

Juengling noted the dispatch number wasn't working. **Kendall** said citizens can call: 463-4095, 463-4086, or 961-2421. A dispatcher will answer any of the three phones. **Finnegan** noted his dispatch numbers were: 911 for emergencies, and 467-4000 for non-emergencies. The 911 number will reach the Sheriff's office, fire, and ambulance as well. He thanked the Sheriff for his and his officer's cooperation with the CHP on the Coast. The combined offices are doing an outstanding job and conducting trainings together. **Kendall** agreed that many hands make light work; no matter the color of the uniform, they were all doing the same job.

Council Members thanked them both for attending.

5. Council Matters:

- a. **Old Business: Juengling** noted there was no news about new Member applicants from Supervisor Williams. **Murphy** has yet to hear from the County about the quorum question.
- b. **Report: GCAP Ad Hoc Committee:** Updates on *CalTrans*, and Committee Update (Juengling & Murphy)

Murphy presented a twenty-four minute Power Point recap on the 5 April *Mendocino Council of Governments (MCOG)* discussion about the *Gualala Downtown Streetscape Project (GCAP)*. For a video of the presentation, see:

<https://www.TinyURL.com/GualalaDowntownMay2021>).

The Power Point covered the history of the project, started in 1995 by the *Gualala Action Committee*, and its main goals. In June 2019, *CalTrans* presented Alternatives 4A and 4B that were in line with the *Gualala Town Plan (GTP)*, but then rejected them after complaints from some residents. It proposed, then withdrew, Alternative 3, which failed to meet GTP requirements. Caltrans then proposed Alternative 4 A and 4 B, which were supported by a majority of residents, GMAC, and the *Save Gualala Petition*.

Despite that support, Caltrans is now assessing whether to create Alternative 4 C that would again violate the GTP with truck and large vehicle parking on Highway One in front of the *Gualala Community Center (GCC)*. It also included a left-turn lane at Ocean Drive and interim, on-highway parking at the *Surf Center* to which the County agreed in 2021. An artist's conception of the truck parking configuration at the GCC and *Surf Center* was shown. Staff members of *Caltrans* were invited to attend this GMAC meeting to discuss the issue but they chose not to do so. They were also invited to meet with the GCAP Committee but didn't respond.

The Committee recommended the Council ask CalTrans and MCOG to reject the notion of large vehicle parking at the GCC for several reasons (see Motion, below) but allow interim parking at the *Surf Center* and the left-turn land at Ocean Drive with a series of conditions. Two motions were discussed for an hour and nine minutes.

All council members expressed concern the Caltrans was raising new ideas that fail to comply with the GTP after the community demonstrated "very strong support" for Alternative 4 in a recent Caltrans survey. Finley said she thought the agency should "stop gassing" and get to work, while Hess didn't feel there should be any on-highway parking; that Caltrans should follow the GTP.

Murphy noted GMAC had supported the basic concept twice before, which would result from 4C if Caltrans complied with the two motions before the council. This would be virtually identical to Alternatives 1 or 2, with the addition of interim parking. Overall, GMAC had supported Alternatives 1, 2, 4A and 4B in the past; 4C would add a slightly revised option.

Motion One:

It was moved by Murphy, seconded by Hess, and unanimously carried that the Gualala MAC strongly advises Caltrans and MCOG to reject the idea of adding truck/large vehicle parking by the Gualala Community Center for the following reasons:

1. This would violate Gualala Town Plan (GTP) on aesthetics grounds. The GTP says this project “shall be required to help make Highway 1 a scenic element of the Gualala townscape” and “to help mark the southern entry or gateway into Gualala, a planted median shall be provided.” This parking idea is antithetical to either goal.
2. This is beyond the project scope, which bars parking on the highway. GTP: “Parking areas... shall be located outside of the corridor preservation setback.”
3. This raises a Dangerous Safety Issue by limiting visibility of oncoming traffic at one of Gualala’s busiest intersections.
4. This location is inappropriate due to walking distance to the closest stores. Existing off-highway parking is closer and already used by large vehicles.
5. This would add considerably to the timing and cost of a vital safety project that the community already has been awaiting for 26 years. Likely, a major revision of the Gualala Town Plan would be required, adding potentially another decade of delay and millions of dollars to the cost.

A four minute recess was taken from 19:55 to 19:59.

Motion Two:

It was moved by Murphy, seconded by Hess and unanimously carried that the Gualala MAC advises Caltrans and MCOG that an Alternative 4 C (if any) of the Gualala Downtown project may contain both interim parking at *Surf Center* and a left-turn lane for safety at the Highway One/Ocean Drive intersection subject to the following conditions:

1. Caltrans would have to reverse its former finding and affirm that current congestion level can tolerate interim parking by *Surf Center*.
2. Set interim at four years from the time of MCOG approval, or ending with completion of *Surf Center* project, whichever comes first.
3. Require a 25-foot “red curb” view clearance from all driveways, both North and South, to enhance safety during interim.
4. Position bike lanes inside parking lane to enhance safety and minimize re-striping needs.
5. Set parking Time Limit of 45 minutes for any interim, on-highway spaces.
6. Allow use of interim spaces by large trucks/vehicles.
7. Eliminate the interim parking proposed in 4A/B and add a north-bound / south-bound turn lane from Church Street to Ocean Drive, including south-bound at Highway One and Ocean Drive.
8. Complete negative declaration process begun in June 2019 without recirculation per CEQA section 15073.5c, parts 3 and 4.
9. Caltrans return completed concept to MCOG for action as soon as possible, as per direction of the Council on April 5, 2021.

Murphy will write the letter to *CalTrans* and MCOG, with copies to various agencies.

- c. **Report: Housing & Economic Development Standing Committee:** (Murphy) None.
- d. **Report: Public Electric Vehicle Charging Station in Gualala Report:** (Hess and Juengling)
None.

- e. **Telecommunications Committee:** (Hess and Murphy)
Murphy reported YouTube views for the 1 April meeting were 60 plus.

- f. **Water Ad Hoc Committee:** (Hess and Juengling)
Juengling stated the committee had plans for a Water Forum to be held this month. Due to busy schedules, the Forum won’t be held until June or July. A letter has been send to several organizations inviting them to attend; he has heard from a few of them.

Murphy said he had spoken with David Bower of *North Gualala Water Company* and Lynn Walton of *Friends of the Gualala River*, who were interested in the Forum.

Hess reported on his first session attending a seminar presented by UC Davis entitled *Ground Water, Watersheds, and Ground Water Sustainability Planning* taught by world class presenters who are experts in the field (see GMAC website recording of 6 May 2021 Zoom meeting for Course information). UC Davis is one of only a few facilities in the U.S. with an *Integrated, Hydrologic Science Program*. He would like to invite one or two of these instructors to attend and/or speak at GMAC’s Water Forum.

6. CDP Walk/See Assignments:

- a) **CDP_2020-0036 (Caton);** 38050 Old Coast Highway; APN 145-121-08; Juengling and Murphy
- b) **CDP_2021-0008 (Temple/Dias);** 38950 South Highway One; APN 145-183-00; Finley and Hess
- c) **CDP 2020-0003 (Holberg-Olsen);** Location: 46801 Iversen Drive, APN 142-033-05; Juengling and Murphy

7. Administrator Mober's Report: Administrator Mober reported working 21.55 hours; materials were \$3.56, for a total of \$326.81.

8. Vice-Chairman Murphy's Report: None.

9. Chairman Juengling's Report:

Juengling remains very concerned about the water situation with the lack of rain and exceedingly low water flow in the Gualala River, presently below 8 cubic feet per second. **Murphy** noted mandatory water conservation measures are now in effect.

10. Agenda: 3 June 2021:

- a. Three CDPs listed in Item 6 (above).

11. Adjournment:

It was moved by Finley, seconded by Hess, and unanimously carried that the meeting be adjourned at 20:22.

DRAFT Minutes prepared by Administrator Mober

GMAC's archives may be viewed at this website: www.gualalamac.org, and/or by contacting Administrator Mober: (707)884-3006.

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