



### Minutes for 3 September 2020

The regular meeting of the *Gualala Municipal Advisory Council* (GMAC) was held on Thursday, 3 September 2020 at *Zoom.us*. Council Members present were: Melissa Finley, Donald Hess, Chair Robert Juengling, and Vice Chair Tom Murphy. Special Guests were Mendocino County Sheriff Matt Kendall, Sheriff's Coast Commander Lieutenant Michael Dygert. Administrative Secretary Mary Mobert, and nine members of the public were also present. **Juengling** convened the meeting at 18:06.

#### 1. **Introductions and Announcements:**

Council Members were introduced. **Juengling** read the meeting's discussion rules:

- 1) all participants will be muted and must indicate in some way they wish to speak;
- 2) speakers must be recognized by Chair Juengling or Moderator Hess before speaking;
- 3) committee presentations will be held to 15 -20 minutes;
- 4) speaker's comments will be held to 3-5 minutes;
- 5) the public will speak to an issue first, then Council Members;
- 6) Hess will be timekeeper.

**Finley** noted these rules were never voted into existence either at a meeting or in the Bylaws.

**Juengling** agreed but felt it was a "courtesy" extended to all. After discussion, the item will be put on the 1 October Agenda.

#### 2. **Consent Agenda:**

##### i. **Minutes: 6 August 2020**

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

##### ii. **Correspondence:**

**Correspondence:** All acknowledged as received (see attached):

- A. CDP 2019-0022 (Stez), 44035 Iversen Road, APN 142-190-27
- B. Letter from Juengling and Murphy to Frank Demling of CalTrans: Streetscaping Project
- C. E-mails 08/06, 09/01, & 09/03: Re. CDP #2020-0015 (Graffin): J. Graffin & R. Juengling
- D. CalFire THP Notice: THP 1-20-00144-SON
- E. E-mail: Carolyn Suh re. CalNeva Internet
- F. Letter: Mendocino Council of Governments (MCOG): Streetscaping Project
- G. E-mail; Steve Scholey: Streetscape Project
- H. Tom Galardi, Manager of CalNeva Internet: Discontinuance of Gualala internet service

##### iii. **Approval of Agenda:**

Because the Graffis suspected Council Members walked and discussed the wrong property at the 3 August meeting, they requested their August correspondence be added to these Minutes.

**It was moved by Murphy, seconded by Hess, and unanimously carried that the Correspondence and Agenda be approved as amended by adding:**

- 1) **Correspondence Items B through H.;**
- 2) **Item 7. Old Business:**
  - i) **to determine if letters assigned 3 August were written, and;**
  - ii) **whether to assign walkers to the Graffin CDP project and address it again, and;**
  - iii) **renumbering Items that follow.**

**After further discussion, it was moved by Juengling, seconded by Murphy and unanimously carried that Graffin's correspondence be attached to these minutes.**

Listing approval of the Agenda as a separate item on the Agenda was discussed. It was decided to leave it in the Consent Agenda.

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

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

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**Sheriff Matt Kendall** introduced Coast Commander Lieutenant Mike Dygert. Kendall noted the State's Police Academe is closing. Four Sheriff's Deputies attend at present, two will graduate in November and two in December.

The State will release about 17,000 inmates due to COVID. About 70% of these inmates have addiction problems and most were convicted for property crimes: thefts or burglaries. Drug usage and prices are on the raise because smuggling corridors are closed due to the pandemic. Fentanyl is taking the place of opiates. County over-dose deaths are up 30% and suicides up 40%. All this could provide a problem for his officers.

The *Dual Response Model* was presented to the *Measure B Board* and approved, and mental health funding was granted. His office can take a proactive response rather than a reactive one now arriving with mental health experts who can handle the situation. He is concerned about cost and scarcity of drugs; thefts and burglaries will increase because of addicts needing to buy drugs. Officers are still working with Butte County Sheriff Kory L. Honea to build their *Dual Response Program*.

Mail theft is also going up; people are looking for personal ID information. A group of mail thieves were caught in Irish Beach and had mail from Sonoma and Mendocino Counties; they were driving a loop from Sebastopol to Willits on Highway 101, over to the Coast, and back to Sebastopol on Highway 1. Mail was taken from boxes along the route.

Since state laws are changing, his office must have the appropriate response in mental health and/or homeless situations. Excessive heat warnings will drive people onto the Coast; staff will be there to help. Masks are becoming normal, especially among youth. This will protect residents during COVID. Any new fires will mandate evacuations.

**Dygert** stated he is sending deputies to Point Arena and Gualala on a more consistent basis. The biggest issue is Highway 1 road construction at present.

**Murphy** announced the town hall meeting, *COVID-19 on the South Coast* with Sheriff Kendall, Point Arena Joint Union High School Principal Warren Gelletti, and Barbara Britnell from Redwood Coast Medical Services (RCMS) will be held Tuesday, 8 September.

5. CDP #2020-0017 (Chasey); Location 30230 So. Highway. 1; APN 142-031-05; ; Standard Coastal Development Permit to install a wood-fire pizza oven, expand an existing upper deck (560 sq. ft. X 1294 sq. ft.), construct a new 526 sq. ft. lower deck, and install downcast sconce lighting. Hess and Juengling walked the property.

Owner **Kathleen Chasey** was in attendance. She said the lower deck should be listed as 536 square feet not 526 square feet. A Botanical Report showed no endangered plants were present.

**Juengling** saw nothing untoward with the project but has already begun with the deck-post footings already poured and set. The deck is low to the ground and being extended over a grassy area. The work is well set back from the ocean bluff. The pizza oven at the north end of the deck and the downcast lighting look fine.

**Hess** agreed that the owners have done everything to ensure the project is done correctly.

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

**6. Report: Status of the Gualala Water Moratorium:**

**Juengling** noted the current bypass flow on the Gualala River at the *US Geological Survey* gage is again at an historic low. Last month at this time, the gage read 4.09 cubic feet per second (CFPS). This month it reads 1.94 CFPS (see attached). Mandatory water restrictions are in place due to low rainfall amounts this winter and CFPS flow numbers. Everyone should pay attention to the weather, climate changes, and future drought possibilities.

**Hess** felt this was a critical issue for the community. The river is a source of water for human consumption and as habitat for the abundant species living in its watershed. If the water is depleted due to human usage and misuse, it affects all concerned, human and non-human alike. The seriousness of climate change will continue.

The question is, what can, will, and should be done in order to reduce human usage during low-flow periods. It's one thing to take water when the flow is high, it's quite another when flows are low. One solution is to provide much greater storage of water supplies during high-flow periods. Then, in periods of low-flow, humans don't have to take from the river; there is enough stored to accommodate

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demand. This isn't happening presently and it should be looked at on a long-term basis as to what can be done to preserve water for ourselves and others.

*North Gualala Water Company* (NGWC) is a private entity, not a public one. The public has more say with public-owned companies than with private ones.

**Murphy** agreed but GMAC lacked the expertise to handle the situation properly. Nor was he positive it was in the Council's jurisdiction, per se. It's a critical issue; GMAC could weigh in and/or monitor. Perhaps a day-long, public forum could be held—as was held for Earth Day—, including State and local experts; NGWC personnel; representatives of environmental, public health and safety, business, and housing and development interest groups speaking to their related issues. A committee could be appointed to report monthly and/or hold a forum.

He agreed that, when dealing with resources, a public company has a much greater latitude in what it can do than a private one does. GMAC could look at. Having a second water company or having a transition in ownership has been discussed for quite a while. He advocated none of these ideas but they could certainly be addressed by residents, hear various pros and cons on is-sues, and discuss what to do long-term as a community.

**Juengling** agreed water was becoming a critical issue, coming to the forefront of the Council's attention. Someone has to take a lead; NGWC, being a private entity, was not being as straightforward as they should be with the public on what was happening and what they are doing. He and Hess volunteered to be members on the *Water Resources Ad Hoc Committee*, will research the issue, and report 1 October.

#### 7. **Council Matters:**

##### a. **Old Business:**

##### i. **Letters assigned 3 August:**

**A. Mill Bend Gate: Kathleen Chasey** will work with Juengling to write the letter.

**B. Graffin CDP letter** will not be written, instead,

ii. **Assign Members to rewalk Graffin CDP #2020-0015:** Finley and Hess will rewalk the property, which will be readdressed 1 October. A discussion on what constitutes a quorum if the meeting starts with a quorum but one member recuses themselves from an item needing a vote. The County Counsel will be contacted to solve the question.

##### b. **Report: Gualala Community Action Plan (GCAP) Ad Hoc Committee:** (Juengling and Murphy)

**Murphy** referred to the letter written by Juengling and himself to Frank Demling, 31 August. On 8 August, he and Juengling met with Frank Demling, *CalTrans'* Project Manager for the *Gualala Community Action Plan Project* (GCAP), Nephele Barrett, *Mendocino Council of Governments* (MCOG) about the 14 September GCAP Town Hall.

Demling said that tentatively and as a standard CalTrans practice, notifications were to be sent to all 2,286 lots in The Sea Ranch—a ten-mile stretch of coast-line in Sonoma County—but only those within a mile of the GCAP in Gualala where the work is being done. Murphy displayed two maps showing both the “core” Gualala residential area and the “extended” area for which Gualala serves as a hub. As proposed, this mailing would exclude residents living north of Gualala—including those in Anchor Bay to Iverson Road, and interested parties in Point Arena, Manchester, and Irish Beach—, many living on Pacific Woods Road, and all Gualalans living on the various ridge roads.

He and Juengling suggested the mailing be sent to all those in the “core” area of Gualala and those now excluded between Manchester and Annapolis. Having them hear of the meeting via word-of-mouth, ICO articles, radio announcements, legal notices, and the like was unrealistic.

The Juengling/Murphy letter expressed concerns about the residents who were being notified, the manner in which the postcard survey would be conducted, the questions asked, and potential manipulation of results by any special-interest's ad campaign(s).

On 28 August, Murphy spoke with Demling who was still planning the meeting and survey. The Town Hall was postponed until Wednesday, 28 October (see attached Independent Coast Observer [ICO] article). As proposed, CalTrans didn't intend to have a debate during the meeting but present options and ask people to complete the survey either supporting the Gualala Town Plan (GTP) as it is or options that could be implemented yet keep the project's timeline.

**Juengling** received a letter stating MCOG was applying for a grant due 15 September for the construction phase of the GCAP. MCOG has funding for the design and right-of-way phases, this is the only phase not funded. He asked the Council write a letter supporting that funding.

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**Murphy** stated the *Complete Streets* program this grant covers is limited to one per each county in a CalTrans District. Mendocino County has at least two that are being considered, GCAP and the *Covelo Streetscaping Project* that is a high priority because of the fatalities there. Covelo will be chosen for this grant and GCAP will apply for a different *Active Transportation Program* grant later.

There are two other surveys being conducted in the County on bike lanes/paths and sidewalks. Murphy will send information on how to participate to Members. He read Steve Scholey's e-mail (see attached). He said most local business owners with whom he had spoken feel on-highway parking would be bad for business. There are more than 600 off-highway parking spaces in Gualala that are used by 99% of motorists.

**Hess** visited Willits and saw the dramatic change in the highway entering town—with parking on both sides of the highway—to in-town with two lanes of traffic, bike lanes, sidewalks, and landscaping. It was so much more appealing, inviting visitors to walk around and see the town. This would be an attribute for Gualala's GCAP to be part of that trend.

Juengling's letter of support for MCOG grant funding was shown onscreen and discussed (see attached). A change to paragraph two, line three (underlined portion) would read: "...improvements in the down-town core. With separated bike lanes and ADA-compliant sidewalks, the project will improve traffic flow..." (ADA is the *Americans with Disabilities Act*). It was mutually agreed the letter be sent with the indicated change.

c. **Report: PSPS and Emergency Preparedness Ad Hoc Committee:** (Hess)

**Hess** posted the final version of the *Gualala Disaster Preparedness Guide* (DGP) on GMAC's website. The Guide was mentioned in an article in the ICO several weeks ago.

**Mary Mobert**, *Action Network Family Resource Center's* (ANFRC) Executive Secretary and Board Member, stated ANFRC accessed GMAC's website, downloaded and printed the Guide, and has included it in emergency evacuation backpacks being distributed through their office. Staff is very impressed with the Guide and the information within. They have also referred clients to GMAC's website to download and print the Guide for themselves.

Murphy referred Nancy Gastonguay of RCMS, County Economic and Housing Development Committee, and GMAC's YouTube users to the website for the Guide. It has been seen by many community members and County staff.

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

There were no meetings during the month; they may wait until GMAC has seated new Members. This week and last week, **Murphy** attended meetings of a Bi-county taskforce to attract workers from the Bay Area into the County. If ten people making around \$100,000 a year were to move to the Gualala area, it would mean a \$1 million to the local economy and would be re-spent 3-4 times, generating up to \$4 million.

He also attended two *Move 2030 Business Entrepreneur Committee* workshops—he is a member of the committee—to discuss the idea of "incubating" start-up businesses, find supporting funding, and if it's even a good idea for the County.

He has distributed 3,800 masks, 15 liters of hand sanitizer, both supplied by the *California Office of Emergency Services* to local businesses.

The HED Committee's newsletter has been sent out spotlighting its interest in housing and homeless issues, grants, GMAC, and other GMAC issues.

The housing and homeless issue is critical to health, the hospitality industry, local economy, and County Planning and Building Services. He spoke with Julia Acker and Brent Schultz of County Planning and Building about development of Gualala Planned Development (GPD) parcels—of which there are few—that are very important for developing future housing. CalTrans has been directed by the State to turn over surplus land that may be used for housing to local communities. He will research this.

He is working to identify different causes of homelessness in the area and has talked with community members, people passing through, workers around town, and some of the area's homeless. He has found that the so-called "homeless" include:

- 1) people traveling through, park on the roads and in the woods until they can continue on;
- 2) fire evacuees also park along the roads and in the woods;
- 3) students and recent graduating seniors "couch surf" in various friend's homes week to week;

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- 4) COVID-19 job-loss and/or medical expenses have lost people their homes;
- 5) poverty caused by a local low-income “living wage” of around \$12.50 an hour doesn’t allow families to rent, let alone buy, housing at the high going rate owners are asking;
- 6) seniors/retirees living on an average Social Security of \$1,100 a month can’t afford the average \$3,400 a month of rent, bills, and other expenses;
- 7) many people with mental and/or physical illnesses, and a drug/alcohol addiction are without homes, family, or system of support, and/or;
- 8) some people prefer a free, “roofless” lifestyle to being “cooped-up,” which is their right and their choice by law.

Murphy would like to hold a roundtable with experts on the subject from all areas of the population in the future, recruiting volunteers to participate in enabling change and build community awareness of issues requiring compassion, care, services, and affordability.

- e. **Report: Public Electric Vehicle Charging Station in Gualala Report:** (Hess & Juengling) **Juengling** received e-mails on the charging station this afternoon. **Hess** reported the Gualala Community Center and John Bower were both considering installing charging stations. Sonoma Clean Power Company has awarded grants to build stations but was not releasing names of recipients. He met with a representative of *Free Wire* that might install something in Gualala; they have to find a location first but would pay all costs. Sundstrom Mall and/or behind the Gualala Hotel would be ideal, for both properties have access to a PG&E transformer.
- f. **Telecommunications Committee:** Report on GMAC You Tube Zoom Meeting Update. (Hess & Murphy)  
**Hess** reported the website design is a free, open-source program they are still learning to operate. They want to make the design form functional and various designs are under review.  
**Murphy** noted there were 103 views of the 6 August meeting for average of 23 minutes with the GCAP watched the most. The 2 July meeting had 82 viewings averaging 12 minutes, 4 June had 106 averaging 13 minutes, and 7 May had 43 averaging 16 minutes.  
Flyers will be posted about the COVID-19 meeting, Tuesday, 8 September starting at 19:00.  
*CalNeva Internet Company* will stop its services in the Gualala area by the end of September. He read the letter from General Manager, Tom Gelardi, who stated they are trying to find another entity to take over their operations but may not by the time they cease operations.
- g. **Discussion: Release of GMAC Reports, Guides, Etc.:** Procedures of Release (Council)  
**Juengling** notifies all Members about correspondence he sends for GMAC, as with the letter to CalTrans discussed in Item 7.b. above. If items are received on meeting day, they can’t be added to the Agenda, so have to be addressed during the meeting and not before.  
**Murphy** felt it depended on the type of document involved. Meetings may be announced only hours before they are held, or another organization’s requested reports are needed ASAP. Informing Members may not be possible. The *Brown Act* mandates some reports be posted more than 72 hours before a meeting. It may not be possible to send a report if it is generated or received in less than that then mandated 72 hours.
- h. **Discussion: Gualala Town Plan (Carried Over from August 6 – Council)**  
**Juengling** suggested a special meeting, inviting past GMAC Members who helped write the GTP to discuss a process for the revision and sections that could be addressed.  
**Murphy** felt the entire plan should not be revised, only sections. Keeping some things as they are is better than a radical rewrite. Waiting until more Members are appointed would be better than addressing it now. Julia Acker said the State would only address four plans per year. This will be a long process and needs to be done well.  
**Finley** noted GMAC can’t change the GTP before the GCAP begins. **Hess** stated there was no urgency, the GTP is still viable and valid, and changes aren’t going to happen soon. There are other issues to address first. Hold a forum in the far future.
- i. **Discussion: Election of New Treasurer:** (Council)  
**Juengling** will send Administrative Secretary Mober’s statement to the County this month and doesn’t mind doing this until new Members are appointed and a new Treasurer elected.

**8. Administrative Secretary Mober’s Report:**

**Mober** reported working 38.95 hours; materials were \$4.22, for a total of \$588.47.

**9. Treasurer’s Report:** None.

**10. Council Vice-Chairman Murphy’s Report:** None.

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11. **Council Chair Juengling's Report:** None.

**Walk/See:** CDP 2019-0022 (Stez) ; Location 44035 Iversen Road; APN 142-190-27: Murphy and Juengling will see the project.

12. **Agenda for 1 October 2020:**

i. **CDP #2019-0022 (Stez);** Location 30230 So. Hwy. 1; APN 142-0361-05 (Hess and Juengling)

13. **Adjournment:**

**It was moved by Murphy, seconded by Finley, and unanimously carried that the meeting adjourn at 21:36.**

DRAFT Minutes prepared by Administrative Secretary Mobert

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