



Minutes for February 3, 2022

The regular monthly meeting of the Gualala Municipal Advisory Council (GMAC) was held on Thursday, January 6, 2022 via Zoom.US. Council Members present were: Kevin Evans, Melissa Finley, Donald Hess, Chair Robert Juengling, and Vice Chair Tom Murphy. Mendocino County Sheriff Matt Kendall, Sheriff's Coast Commander Lieutenant JD Comer, Mendocino County Emergency Services Director Brett Blaser, Administrative Secretary Mary Moberg and eight members of the public were also present. **Juengling** convened the meeting at 6:04 p.m.

1. **Resolution Authorizing Teleconference Meetings:**

Juengling noted the *Teleconference Resolution* was required to be voted each month (see attached or GualalaMAC.org).

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

2. **Introductions and Announcements:** None.

3. **Consent Agenda:**

a. **Minutes:** January 6, 2022:

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

b. **Correspondence:** All were acknowledged as received.

i. **Sonoma County Notice:** Meeting on Rewrite of Local Coastal Plan 02/03/2022

ii. **CDP #2021-0001 (Forsman);** Location: 30101 South Highway One.

c. **Approval of Agenda:**

It was moved by Evans, seconded by Hess, and unanimously carried that the Agenda be approved as amended by adding the correspondence listed in Item 3.b. (above).

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

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

Mendocino County Sheriff Matt Kendall, Sheriff's Coast Commander, Lieutenant J.D. Comer, and Mendocino County Emergency Services Director Brett Blaser reported.

Comer: There were thirty January calls in the Gualala area on disturbances, trespass, civil-related issues, thefts, fraud, mental illness and a coroner's case; six reports taken. For 2021, 100 reports came from the Gualala area with around 75-80% solved. Gualala had the highest reported cases of burglaries for the Coast; domestic violence was next; assault was third.

Evans asked about the Seaside Schoolhouse Road incident January 18 (see *Independent Coast Observer* [ICO] articles, attached).

Comer: A complaint of battery and exhibiting a weapon was filed with the District Attorney's office. Further investigation is ongoing on which he could not comment.

Blaser reported on the Sunday, January 16 tsunami warning (see ICO article, attached). He asked if anyone had photos of waves hitting the Coast to send them to him for the Emergency website. He has met with state officials to discuss future plans. March is Tsunami month, test exercises are planned. More dry weather means fire watch and red flag warnings; the public will be notified. Go to mendoready.org for more information on emergency preparedness.

Murphy asked for the status of fire danger due to the lack of rain. **Blaser** saw more rain coming the next month or two and will wait till April or May to judge. Mendocino receives its information from the *National Weather Service* in Eureka, not their Monterey office. During fire season, these offices report conditions twice a day. His office will hopefully remain ahead of any emergency.

Juengling ask if burning permits be curtailed soon. **Blaser** didn't know and will report back.

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Kendall has Omicron COVID; the County jail has also seen an influx of cases (see ICO article, attached). This is true statewide with all facilities. There has been an increase in drug overdoses countywide. If a resident sees someone needing medical aid, call 911 first and protect yourself from any airborne substances. Phone fraud is growing at present. Be aware federal agencies don't call people. Vehicle theft is also up. Don't leave keys in the car or walk away from a vehicle when it's running, and lock the car when it's parked.

6. Council Matters:

a. Old Business: None

b. GCAP Ad Hoc Committee: Caltrans Streetscape Alternative 4C Discussion/Possible Action
Juengling: Committee met this month.

Murphy gave a history of the project showing slides from the December *Mendocino Council of Governments* (MCOG) meeting and siting all comments received over the month (see report, e-mails, and letters attached). CalTrans will send a proposal to MCOG; they will visit the site in February to walk through that proposal's recommendations.

Forty-two e-mails support Alt. 4A; two support Alt. 4C. Ten letters support Alt. 4A, one supports Alt. 2; *Hotel Breakers* owner opposes Alt. 4C that would eliminate current landscaping and the facility's "eye appeal;" the *Point Arena Joint Union School District* supports Alt. 4A and isn't interested in a bus stop on the highway; *Friends of the Gualala River* supports Alt. 4A because Alt. 4C threatens the water and ecology of the watershed and habitat, and; *Save Gualala* and *Gualala Cypress Village Home Owners Association* support Alt. 4A. Alt. 2 that fully conforms to the GTP was shown and discussed; Mary Sue Ittner favors it over Alt. 4A (see all attached).

Juengling and Murphy met with Julia Acher-Krog Director of the *Mendocino County Planning and Building Department*. Their conclusions included: she said the *Gualala Town Plan* (GTP) and the *Local Coastal Plan* mandate no on-highway parking, including interim parking (an interim time limit isn't indicated in Alt. 4C at this time). An amendment to the GTP allowing parking might take two years to pass but that's highly unlikely. The California Coastal Commission's (CCC) revisions of the project and/or amendments to it are unpredictable as well. They could add restrictions and delve into other issues, causing more delays.

Murphy said Alt 4A supports the GTP, Alt. 4C doesn't; it adds more paving, specifically for parking, and eliminates landscaping. Once an amendment is sought, private parties from both sides might applying it to other areas as well; litigation would bring years of delay.

Murphy compared Alt. 2, 3, and 4A to Alt. 4C, showing the present dangers of on-highway parking to drivers entering traffic from parking lots, as well as where Surf Market's and the old post office's future parking areas would be. This could require changes the GTP that would take time and prolong the project.

The Committee recommends GMAC write a letter to CalTrans asking the withdrawal of Alt. 4C because of reasons cited in the penultimate slide of the "GMAC Streetscape Presentation Slides" that are posted at GualalaMAC.org (see attached).

Mike Barron-Wike, AIA, Gualala-area resident, had lived in the area for fifty-two years and favored what GAMC had done to urge community input on the project. He supports Alt. 4A

Mary Mobert, Gualala-area resident, had lived here for forty-six years and urged there be no on-highway parking anywhere downtown. It blocks views of oncoming traffic and is a hazard to drivers trying to enter traffic. Gualala is the gateway to the Mendocino Coast from the south and the last town visited when leaving the Coast. Beautify the area—make it welcoming—and preserve its rural character. Install bike lanes, sidewalks, and landscaping but not sixty-five feet of paving with parked trucks blocking views. That doesn't represent the community.

Dave Shpak, Gualala-area resident, worked in infrastructure; water supply and flood control; and advised the State Parks and Recreation Department and varying high-speed rail, and environmental concerns. There had been lots of discussion; the project's lost track of its original idea. Make it attractive; follow the *California Complete Streets Act*. CalTrans is obliged to complement the urban, community feel. On-highway parking doesn't lend to that feel, adds paving while removing landscaping, and eliminating a center turn lane. Go back to Alt. 2, it follows the GTP.

Dave Bower, Gualala-area resident, spoke for his father John H. Bower who wants on-street parking in the interest of *Surf Market*. The *Surf Center* demolition permit was issued 2007-08. Contamination on the property delayed the demolition. Parking for the *Surf Center* is presently being planned.

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Surf Market will lose parking with the widening of the highway if the road is widened to the west. The highway should be moved east, not west into the market's present parking lot. There are already sidewalks on the east. The west side of the highway can't move but east side can. If the highway jogs to the east, it will slow traffic; a turn lane at Ocean Drive is also needed.

Murphy: The pollution issue ended in 2019, so there has been considerable opportunity to demolish the buildings and start solving *Surf Market's* parking problem. The County isn't required to provide parking for any business. GMAC has always urged CalTrans to push the highway east and merge existing sidewalk into the plans; not that much width will be taken from the west side.

Finley: Build Alt. 4A but she favors Alt. 2 that follows the GTP. Stop talking and go with it. She can't walk to town from her home, no sidewalks; it's not safe. She left the meeting at 7:39 p. m.

Robert Bowen, Gualala resident and Owner of *Upper Crust Pizza*, stated Alt. 4A takes away all his business' parking. He suggested moving the highway to the west. On weekends, he has seventy to eighty cars a night pulling into his business. Next weekend, he'll install time-lapse cameras to record cars and will report the findings next month. Needing parking, he'll take the four spots in front of *Breakers Inn*. When customers don't find parking, they circle around in traffic while someone gets the pizza.

Hess: Temporary parking doesn't create a fourth lane but when removed will give a turn lane. He wants no parking at the *Breakers Inn* and urges CalTrans to move forward with Alt. 4A.

Evans: There is no clarification of what interim parking is; nothing about it is going away. He can't approve four interim spots having no stated limit. He agrees with Mr. Bowen but would approve parking in front of *Upper Crust Pizza* and the *Gualala Hotel*. Perhaps parking for both businesses can be had behind the Hotel. He wants no temporary solutions, only permanent ones. Incorporate large vehicle parking into the *Surf Center's* plan, listen to the public, and move forward.

Juengling: This project has lasted a long time and has changing over time. No on-street parking is good and it's in the GTP. We don't have to park on the highway. We don't want to lose the project due to delay; keep it going. Work around the parking problem and preserve the historic part of Gualala. At peak times, traffic has to be handled in a competent manner. Alt. 4A is best and will include the *Complete Street Act* mandates. Install a turn lane in town and one at Ocean Drive.

Bowen: There have been four owners of the *Gualala Hotel*. Right now, the present owner doesn't want parking other than for his own business. He can close off parking, making it inaccessible to people shopping elsewhere; *Upper Crust Pizza* wouldn't have any parking with Alt. 4A.

Murphy thanked everyone for their comments, letters, and e-mails. This was a good discussion. GMAC doesn't plan anything; CalTrans should be designing according to the GTP.

The Committee sees 4C as against the GTP and urges CalTrans to choose 4A. If there is interim parking actually at the *Surf Market*, the Council has already set nine conditions that should be followed:

- a. Caltrans would have to reverse its former finding and affirm that current congestion level can tolerate *interimparking* by *Surf Center*.
- b. Set interim at four (4) years from the time of MCOG approval, or ending with completion of *Surf Center* project, whichever comes first.
- c. Require a twenty-five (25) foot "red curb" view clearance from all driveways, both North and South, to enhance safety during the interim.
- d. Position bike lanes inside parking lanes to enhance safety and minimize re-striping needs.
- e. Set parking Time Limit of forty-five (45) minutes for any interim, on-highway spaces.
- f. Allow use of *interimspaces* by large trucks/vehicles.
- g. Eliminate *interimparking* proposed in 4A/B to add northbound/southbound turn lane from Church Street to Ocean Drive, including southbound Highway One at Ocean Drive.
- h. Complete *Negative Declaration* process begun in June 2019 without recirculation per CEQA Section 15073.5c, parts 3 and 4.
- i. Caltrans return completed concept to MCOG for action ASAP, per direction of MCOG on April 5, 2021 (see all, attached).

It was moved by Evans, seconded by Hess, and carried 4 YES (Evans, Hess, Juengling, and Murphy), 0 NO, 0 ABSTAIN, 1 ABSENT (Finley) that the Committee write a letter in GMAC's name to CalTrans urging them approve Alt. 4A and listing the points above. Murphy will write the letter to CalTrans and send it to Members when finished.

c. Housing & Economic Development Standing Committee:

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Murphy: The owner of *Whale Point Landing* will be building housing units there and should be attending a GMAC meeting in the future.

d. Public Electric Vehicle Charging Station in Gualala Report:

Hess: Shared information on the six million dollar *GFO-21-604- Clean Transportation Program Rural Electrical Vehicle (REV) Charging Program* provided by *California Energy Commission* for rural areas to build charging stations, support travel by rural residents; provide EV charging in rural communities; encourage rural businesses to build charging stations, and use electric vehicles.

The minimum funding received is \$500,000. This is meant for larger projects than what Gualala can afford. The funds can be used for alternative energy resources—solar and/or batteries; be 100% clean energy—so it can be independent of the grid. The proposal was introduced December 14, 2021 with a deadline of March 11, 2022. The application is very long and the County can't help monetarily, so another provider needs to be found in a month. There's no time for anyone in Gualala to do this, it's very difficult to apply so fast and so soon, and too many communities will be applying for Gualala to be granted funds. Sites are needed and there are none in Gualala. The *U. S. Department of Transportation* has been granted \$7.5 billion and will release information on applying next month. Perhaps that will bring a station into the area in the future.

Murphy: A charging station here is important. The Federal government plans to build 50,000 stations nationwide.

e. Telecommunications Committee:

Murphy: There were 122 views of the January 6, 2022 meeting, 102 were of the Streetscaping. Finley texted apologizing to the Council for leaving early and agreed with the Streetscaping action taken. Another lady who had lived on the coast for twenty-two years, e-mailed saying she supports Alt. 4A and was concerned about Gualala remaining a safe and scenic area.

f. Water Ad Hoc Committee: Update on Water Forum and Distribution:

Juengling: The Committee met this past month and is compiling information and questions for forum participants and *North Gualala Water Company*. In December, the river's water flow was below 41 cubic feet per second (CFS). Today, it's fallen to 30.5 CFS due to lack of rain.

7. Permit Applications:

CDP_2021-0032 (DeWolfe); Location: 30100 South Highway One; APN 142-031-07. Standard Coastal Development Permit request to construct a new 2,908 square foot two-story single family residence and detached 567 square foot guest room over a 672 square foot two car garage. Install a three bedroom standard design septic tank, perform grading, install new driveway and encroachment, and remove dying Bishop Pine trees. Juengling and Evans walked the property; Owner Vickie DeWolfe, Michael Barron-Wike, AIA, and Mendocino County Planner Matt Goines for the project were present to answer questions.

Evans saw the erected story poles and flagging for structures; they really helped. He thanked Mrs. DeWolfe for answering his questions on the two 2,500 gallon water tanks and mitigation of the size of the house in relation to lot coverage.

Barron-Wike: It's a 2.4 acre lot that's labeled highly scenic but really isn't. That designation begins north of this location and doesn't extend this far south. No one can see the ocean here. Julia Acker-Krog suggested the house be a two-story building, thus covering less ground. It's scaled to be less square footage than those he has had approved before. The design's based on a "neighborhood analysis" but the County doesn't define "neighborhood." The dead Bishop Pines will be cut and replaced. The water tanks will be buried and not to be seen from the highway.

Juengling: Two water storage tanks buried underground in the ESHA was a concern; can't they be put elsewhere. There could be more landscape screening of for the house. Setbacks have been addressed but where does roof runoff go? He left the scale-back of the house to Mr. Barron-Wike and planners Acker-Krog, and Goines.

Barron-Wike: New trees will be planted where trees have died by the highway. Bishop Pine has an eighty-year lifespan but beetles are taking these now. House screening would be a benefit, he'll do that. There's no plan for runoff, no sheeting. There are two places to take water, to the northern or southern creeks. A French drain could be used to seep water into the land and would be the easiest to accomplish.

It was moved by Juengling, seconded by Evans, and carried 4 YES (Evans, Hess, Juengling, and Murphy), 0 NO, 0 ABSTAIN, 1 ABSENT (Finley) that the Council conditionally approve the CDP provided:

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- a. strict adherence to the recommendations of the updated *Geological Investigation Report* dated May 13, 2021, by *Brunsing Associates, Inc.* regarding setbacks and foundations;
- b. strict adherence the *WRA Environmental Consultant's* report on the ESHA survey dated August 20, 2021;
- c. it be stated in the *Encroachment Permit* from CalTrans that none of the healthy trees be removed and vegetation should be left undisturbed at the bluff top;
- d. the eventually-approved home site should be further shielded from Highway One with plantings, and;
- e. the water source be permitted, approved, and registered as a viable water source with the *Mendocino County Environmental Health Department*.

Juengling and Evans will write the letter to the County.

- b. **CDP_2019-0023 (Caltrans/Demling); Location:** Various mile markers (see CDP Archives file) Standard Coastal Permit to complete guard rail improvements along the State Route One corridor between Schooner Gulch and the Gualala River (Cherry/Due 1/6/22). Juengling and Hess walked the project.

Juengling described the project. Vegetation control upgrade methods and materials were discussed.

Murphy didn't like the "vegetation control" implications.

Hess agreed spraying and concrete with high-carbon content with vegetation control products were a concern. The item was tabled.

- c. **CDP_2021-0052 (Alwan); Location:** 34620 South Highway One; Coastal Development Permit to develop a vacant parcel with 1,300 square foot single-family residence (SFR), 165 square foot deck, 493 square foot accessory building workshop, 1,200 gallon concrete pump chamber, 1,200 gallon concrete septic tank, water supplied from North Gualala Water Company, 200 square foot driveway extension, possible standby electric service and/or propane tank, and vegetation removal. (Switzer/Due 12/21/21). Evans and Hess walk the project. Owner Alwan was in attendance.

Juengling read the CDP.

Evans: contacted the owner. Stakes were erected at his request but the building site overlaps the septic, so it will be redesigned.

Alwan requested the item be tabled until after April when the re-design will be done. She will e-mail the Council when the property is ready to walk/see again.

The item was tabled until the Council hears from Ms. Alwan.

CDP_2020-0023 (Sebio/Zhang) Location: 30735 South Highway One; Coastal Development Permit to complete construction of a single-family residence and ancillary uses, within fifty (50) feet of a surveyed Bishop Pine Forest Environmentally Sensitive Habitat Area (ESHA) and where previous authorization lapsed without vesting. (Elapsed permit) (Cherry/Due 12/20/21). Murphy and Evans walk the project. Owner Zhang was present.

Evans: The CDP recommended the Bishop Pines not be damaged during construction. After walking the site, he felt there wouldn't be any impact on them at all.

It was moved by Evans, seconded by Murphy, and carried 4 YES (Evans, Hess, Juengling, and Murphy), 0 NO, 0 ABSTAIN, 1 ABSENT (Finley) to recommend the project for approval.

8. Permit Review:

- a. **CDP_2021-0043 (Cahill);** CDP for replacement septic system for an existing 4 bedroom home. Location: 32290 South Highway One (Gronendyke/Due 12/31/21). It wasn't sent to GMAC by the planner and won't be addressed.
- b. **B_2021-0058 (Jaggi);** Boundary line adjustment; Location: 46841 & 46851 Ocean View Way. Juengling will contact planner Larson about sending it.
- c. **CDPR_2022-0001 (Forsman);** Review of CDP 2019-0043; Location: 30101 South Highway One.
- d. **CDP_2021-0006 (Mendocino County Department of Transportation);** To install a drain-pipe under a road; Location: along Gualala Road.

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Mobert will go online to print the new CDP's information and e-mail recently-approved Minutes to Hess. **Juengling and Murphy** will contact the planners involved and Acher-Krog about sending CDP projects to the Council.

9. Administrative Secretary Mobert's Report:

Mobert worked 26.7 hours in January. Materials were \$7:34, for a total of \$474.64. There had been some loose ends from the year-end-closing of records needing to be completed. A new filing cabinet may be donated soon.

10. Vice Chairman Murphy's Report:

Murphy: is optimistic about the Streetscaping and the unity in the community. CalTrans may cooperate now, that's good.

11. Chairman Juengling's Report:

Juengling thanked all the residents who participated in the Streetscaping discussion this evening.

12. Adjournment:

It was moved by Hess, seconded by Juengling, and unanimously carried that the meeting adjourn at 9:31 p. m.

DRAFT Minutes prepared by Administrative Secretary Mobert

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