



GUALALA MUNICIPAL ADVISORY COUNCIL

POST OFFICE BOX 67, GUALALA, CALIFORNIA 95445

Council Membership and Term-expiration Dates:

Melissa Finley, Seat 3 – 10/01/2026
Donald Hess, Seat 6 – 08/01/2023
Henry Mayer, Seat 1 – 02/01/2026
David Shpak, Seat 5 – 01/25/2027

Robert Juengling, Chair, Seat 4 – 03/19/2023
Kevin Evans, Seat 7 – 11/01/2023
Dan Lewis, Seat 2 – 8/01/2025
Vacant: Seat 8 Alternate

AGENDA

**The Gualala Municipal Advisory Council (GMAC) will hold its regular meeting at 6 pm,
Thursday, February 2, 2023, on Zoom.US**

To Attend: By Computer, Click here: <https://tinyurl.com/GMACMonthly>
OR

Go to Zoom.US and enter Meeting ID **355 346 7386** and **Passcode: 95445:**

By phone, call: 669-900-6833 (San Jose) and enter the Meeting ID and Passcode above

***New Feature:** Click on any CDP to display the complete permit application.*

1.Call to Order: Resolution Authorizing Teleconference Meetings on GualalaMAC.org

2.Introductions and Announcements

3.Consent Agenda:

- a. **Approval of Minutes:** January 19, 2023
- b. **Correspondence:** if any
 - i. **MCN Statement** for Annual Website & Domain Host fee; \$179.40
 - ii. **CalTrans:** Notice of Availability of the Initial Study with Proposed Negative Declaration and Notice of Public meeting re. Highway One Rumble Strip Project and Widening Shoulders to 6 feet at 50 Locations from Post Mile 00.00 to PM 58.58 in Sonoma County.
- c. **Approval of Agenda** for February 2, 2023

4.Public Input on Non-agenda Items: (3-minute limit)

5.Report: Law/Code Enforcement Report (if any)

6.Permit Applications:

- a. [CDP 2018-0005 \(Revised\) \(May\)](#); Location: 44948 Fish Rock Road; APN 143-040-02; Proposed phased development with the (1) initial stage compromising habitat restoration and drilling an agricultural well; (2) second stage establishing access to water supply by testing existing wells, (or additional test well sites) for residential use, and (3a) third stage installing a residential production well, septic, and leach lines, and construction a primary 1,500 SF residence (3b) with a 1,000 SF accessory dwelling unit following construction of the primary home. (Juengling/Hess).
- b. [U 2019-0006 \(Redwood Coast Wellness Center \[RCWC\]\)](#); Location 368381 Ocean Ridge Drive; APN 144-256-13; Coastal Development Use Permit to construct a 1,500 SF pavilion, establish reduced riparian buffer and pave on-site parking. (Evans/Lewis)
- c. [CDP 2022-0041 \(Beerensson\)](#); Location: 47220 Havens Neck Drive; APN 143-122-01. Coastal Development Permit to allow two (2) test well locations on an undeveloped parcel. (Mayer/Evans)
- d. [CDP 2022-0035 \(Behler\)](#); Location: 34400 South Highway One; APN 143-161-14; A standard Coastal Development Permit for improvements to a single family residence, window and door replacement, siding replacement and paint, and wooden deck replacement. Project also includes mitigation for previously re-moved dead trees. (Finley/Lewis)

7. Council Matters:

- a. **Old Business:**
 - i. Starting In-person Meetings Again (Juengling)
- b. **Gualala Services Committee:**
 - i. Gualala Parks Report (Evans/Lewis/Mayer):
 - i. Affordable Housing Report (Juengling): If any
 - ii. Economic Development Report (Evans): If any
- c. **GCAP Committee** – Caltrans Streetscape Update (Finley/Juengling/Meyer)
- d. **Electric Vehicle Charging Station:** (Hess)
- e. **Telecommunications Committee:** YouTube views, Further Reach update (Hess/Meyer)

GMAC's agenda, archives, and draft presentations (if any) may be viewed at: www.gualalamac.org, and/or by contacting Administrator Mober: (707) 884-3368. The Mendocino County Board of Supervisors established the Gualala Municipal Advisory Council (GMAC) to advise on issues that have the potential to affect the Gualala area. Public attendance and participation is encouraged at GMAC Meetings, which may be recorded.

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- f. **Water ad hoc Committee:** Updates on water forum and river status (Finley/Hess/Juengling)

8. Permit Review Assignments:

[CDP 2022-0021 \(Ghamlouch\)](#); Location 33300 South Highway One; APN 143-050-06; Standard Coastal Development Permit to construct a single-story, 1,886 sq. ft. single-family residence with 360 sq. ft. deck. The request includes two (2) water tanks, generator, septic, development of existing well, demolition of shed, paving driveway with concrete, fence, gate, gravel walkways with path lights, and utility line from well.

- a. [CDP 2022-0001 \(Herting\)](#); Location: 33101 South Highway one; APN 143-050-15; Standard Coastal Development Permit for the construction of a 1,200 sq. Ft. single-family residence with an 800 sq. ft. basement; grading to construct a driveway to connect to State Highway 1; after-the-fact approval for an existing well and septic system; trenching for underground power connection; installation of an auxiliary septic tank and pump tank to be connected to the existing septic field, and; major vegetation removal for the driveway and home site.

9. Council Member's Comments:

- a. **Members Comments:** If any
b. **Administrative Secretary Mober's Report:**

10. Adjournment: